

Newcastle-under-Lyme
Ryepark

DEVELOPMENT COSTS						
	Title	Units	Cost/Unit	Sum	Phase Totals	Scheme Total
Phase 1 - Acquisition Costs						
	Land (based on 1.5 acre at £500k per acre)			£562,500		
	Stamp Duty			£17,625		
	Legal Fees, DMA Appointment			£20,000		
	Discount DM Fee on Land Purchase (13%)			-£75,416	£524,709	
Phase 1 - Construction Costs						
	Cushman Costplan inc inflation			£23,692,006		
	Upgrade to Merit and Corporation St			£500,000		
	Contingency			£1,184,600		
	New Homes Warranty			£330,000		
	Non recoverable VAT			£39,600		
	Furniture packs			£858,000		
	Aspire Site Works			£1,009,879	£27,614,085	
Phase 2 - Construction Costs						
	Site investigations			£119,800		
	Buried Services and stat quotes			£15,000		
	Topo			£10,000		
	Planning costs			£75,000	£219,800	
Phase 1 - Professional Fees						
	Architect			£980,000		
	Structural Engineer			£78,981		
	M&E Engineer			£80,500		
	Landscape Architect			£36,931		
	PM/ OS			£217,000		
	Clerk of Works and Building Control PD			£177,690		
	Acoustician			£15,000		
	Principal Designer/CDM			£13,608		
	Fee Contingency			£20,000		
	Pagabo Fee			£302,143		
	Fire Engineer			£45,955		
	Build legals			£50,000		
	Building control			£40,000		
	DM Fee			£1,208,570		
	DM Bullet Payment			£2,719,283	£5,985,662	
						£34,344,256

MARKETING & LETTING COSTS					
	Title		Sum	Phase Totals	Scheme Total
Phase 1 - Marketing & Letting					
	Marketing and launch		£100,000	£100,000	
					£100,000

TOTAL COST				£34,444,256
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