

Newcastle-under-Lyme  
Astley Place

DEVELOPMENT COSTS						
	Title	Units	Cost/Unit	Sum	Phase Totals	Scheme Total
Phase 1 - Acquisition Costs						
	Land			£378,000		
	Stamp Duty			£8,400		
	Legal Costs			£20,000		
	Planning costs			£55,000		
	Concrete Survey			£83,870		
	Site investigation			£53,420		
	CGIs			£17,500		
	Other surveys			£14,742		
	Measured Survey			£19,210		
	DM Fee Discount on Land Purchase (13%)			-\$50,232	<b>£599,910</b>	
Phase 1 - Construction Costs						
	Enabling Works			£560,000		
	Construction			£11,180,000		
	Contingency			£628,806		
	New Homes Warranty			£105,000		
	Furniture Packs			£273,000		
	Non recoverable VAT			£12,600		
	Construction Legals			£50,000		
	Asbestos Removal			£66,750		
	Fit out commercial space			£836,121	<b>£13,712,277</b>	
Phase 1 - Professional Fees						
	Architect			£735,000		
	Structural Engineer			£163,350		
	M&E Engineer			£58,500		
	Landscape Architect			£38,250		
	Quantity Surveyor			£197,400		
	Project Manager			£124,180		
	Acoustician			£15,290		
	Principal Designer/CDM			£14,460		
	Sustainability			£38,200		
	Fire Engineer			£56,000		
	Clerk of Works			£40,000		
	Building control			£25,000		
	DM Fee			£639,079		
	DM Bullet Payment			£1,437,928	<b>£3,742,407</b>	
						<b>£18,054,594</b>

MARKETING & LETTING COSTS						
	Title	Units	Cost/Unit	Sum	Phase Totals	Scheme Total
Phase 1 - Marketing & Letting						
	Marketing			£75,000		
	Letting Agent Fee	5.00%		£42,082		
	Letting Legal Fee	5.00%		£42,082	<b>£159,164</b>	
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<b>TOTAL COST</b>						<b>£18,213,758</b>
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