

# FINANCIAL VIABILITY ASSESSMENT

as at September 2025

PREPARED ON BEHALF OF

**Brierstone Newsome Ltd**

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Land to the south of 5 – 25 Clay Well, Golcar, Huddersfield

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## EXECUTIVE SUMMARY

The Applicant has commissioned Stannybrook Property Consultants Ltd to provide an objective assessment of the financial viability of the residential redevelopment of land to the south of 5 – 25 Clay Well, Golcar, Huddersfield.

This executive summary sets out the findings of the Financial Viability Assessment (FVA) in a simple form to aid understanding of the assessment, the executive summary should be considered alongside the full FVA.

The application site is located to the south of 5 – 25 Clay Well, Golcar approximately 3 miles to the west of Huddersfield town centre. The A62 (Manchester Road) is located to the south east of the site providing direct access to both Huddersfield and Oldham town centres. Junction 23 of the M62 motorway is located circa 1.5 miles to the north of the site and Shaw and Slaithwaite train station is located approximately 1.4 miles to the south west.

The subject property, which is broadly rectangular in shape comprises of a substantially complete residential development site consisting of 13 no. two and three storey dwellings. The land extends to a gross site area of 0.6 Hectares (1.5 Acres) and falls markedly from north to south. It is bound by existing residential properties to the north and east, open space to the west and Brook Lane to the south. Access into the site is via Hillcrest View, a new tarmacaded access road leading off Carr Top Lane. The plan contained within Appendix 1 highlights the site and access road in red.

The site was initially owned by Brierstone Ltd who were the original developer of the site. Planning permission for the residential development of the site for 13 dwellings was granted in February 2022 under planning application 2021/91384.

In July 2022 an application seeking approval for the variation of condition 2 of 2021/91384 was submitted to the Council (2022/70/92334/W). The application sought various amendments to the plot designs including, but not limited to, the addition or deletion of windows, deletion of chimneys, recessed balconies, parapet verges and stone detailing and increased eaves and cill heights. Amendments to plot positions, staircases and driveways were also included. Work continued on site during the eight months that the application was under consideration by the Council and the scheme that was implemented was that that was the subject of the variation of condition application.

In January 2023 Brierstone Ltd went into administration part way through the development of the scheme and the site was subsequently taken over by the current developer, the Applicant – Brierstone Newsome Ltd – to take the scheme through to completion.

The application seeking approval for the variation of condition 2 of 2021/91384 (Planning Ref: (2022/70/92334/W)) was refused with the decision issued in March 2023. Due to the circumstances, it did not reach Brierstone Newsome Ltd and the deadline to appeal against the refusal of the application passed. An enforcement notice was subsequently received by Brierstone Newsome Ltd, the new developer.

Discussions have continued between Brierstone Newsome Ltd and the Local Authority resulting in the current application seeking planning permission to retain the dwellings as built, including the site layout, and the proposed addition of chimney stacks to plots 1, 2 and 3 and the replacement of garage doors to plots 8, 9, and 11.

We have prepared the FVA in accordance with NPPF and RICS viability guidance. The main appraisal inputs and results for a scheme with one on-site affordable housing unit but no further S106 contributions are summarised below:

<b>Item</b>	<b>Amount</b>
Gross Development Value	£4,748,500
Site Cost	£334,512
Build Costs	£3,655,429
BNG	£44,229
Contingency	£0
Professional Fees	£262,330
Marketing and Disposal Fees	£69,890
Finance	£737,922
Benchmark Return on GDV	15.00%
Actual Return on GDV	-7.49%
<b>Surplus/Deficit</b>	<b>-22.49%</b>

The FVA demonstrates that viability is a material consideration in this instance. Introducing any further affordable housing or S106 contributions exacerbates the viability concern. It is clear that the proposed development is unable to provide any S106 contributions over and above the one on-site affordable housing unit that has already been sold and, in order to ensure the completion of the development, the Authority will need to be mindful of the viability concern as any S106 contributions will add a further burden to the development and may compromise the completion of the scheme.

# 1. INTRODUCTION

## **Purpose of Report**

- 1.1 The Applicant has commissioned Stannybrook Property Consultants Ltd to provide an objective assessment of the financial viability of the residential redevelopment of land to the south of 5 – 25 Clay Well, Golcar, Huddersfield.
- 1.2 The purpose of this report is to assess the viability of the proposed development in the current market, at the date of this report, taking into account the policy requirements set by Kirklees Council, and to set out a proposal for S106 obligations in relation to the scheme.

## **Stannybrook Property Consultants**

- 1.3 Stannybrook Property Consultants are a multi-disciplinary firm of Chartered Surveyors providing professional property advice and services to a diverse range of clients across both private and public sectors.
- 1.4 This report has been prepared by Akeel Shafiq, an RICS Registered Valuer and Director of Stannybrook Property Consultants Ltd. Akeel has a First Class Honours Degree in Property Management and Investment and is a Member of the Royal Institution of Chartered Surveyors with approx. 20 years post qualification experience.
- 1.5 Akeel has both public and private sector development experience. He has previously worked as a Development Surveyor for the Real Land Group, a specialist commercial development company based in London and Maple Grove, the development arm of the Eric Wright Group. Akeel was also employed at Oldham MBC in the Regeneration Department where he was responsible for the delivery of a wide range of regeneration and development projects.
- 1.6 Developments of note that he has managed include; two office buildings totaling 45,000 ft<sup>2</sup> at Parkland Square, 750 Capability Green, Luton; Coventry Innovation Village – a development in partnership with Coventry University Enterprises Ltd of 10 stand-alone office buildings aimed at knowledge based industries and the redevelopment of Failsworth District Centre. Akeel has also worked closely with the Planning Department at Oldham MBC where he advised on new LDF policies and assessed the viability of Planning Applications for S106 and change of use purposes.
- 1.7 With approx. 25 years of direct Development and Regeneration experience Akeel advises clients across all aspects of the Development and Regeneration process. Current consultancy commissions range from providing advice on viability to full development management of residential and mixed use projects. Akeel has assessed, negotiated and agreed S106 contributions for numerous development schemes across the country.

## 2. FINANCIAL VIABILITY IN PLANNING AND METHODOLOGY

- 2.1 Financial Viability is a material planning consideration. The National Planning Policy Framework (NPPF) and Planning Practice Guidance for Viability (PPG) set the framework and principles for undertaking and assessing a Financial Viability Assessment (FVA) for plan making and decision taking. Paragraph 10 of the PPG states:

*‘Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return’.*

- 2.2 The NPPF and PPG set out a preference for the financial viability of developments to be assessed at the plan making stage and sets out a standardised inputs approach to the assessment of viability. Paragraph 2 of the PPG explains:

*‘The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.’*

*It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers’.*

- 2.3 However, in terms of the assessment of viability at the decision taking stage, Paragraph 7 of the PPG sets out that:

*‘It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force’.*

- 2.4 The Royal Institution of Chartered Surveyors (RICS) published Guidance Note ‘Assessing viability in planning under the National Planning Policy Framework 2019 for England’ dated March 2021 in order to provide ‘guidance for carrying out and interpreting the results of viability assessments under the NPPF and the updated PPG’. Paragraph 2.4.2 of the Guidance Note explains the viability framework as follows:

*‘...a residual valuation framework, as set out in Figure 1 and detailed in Valuation of development property, RICS guidance note. In many instances, an FVA will have regard to not just a single policy’s impacts, but a cumulative impact of policy requirements and developer contributions. None of the costs are fixed, and movements in one will impact on the amount available for the others’.*

2.5 Figure 1 of the RICS Guidance Note illustrating the residual valuation framework is set out below:



2.6 In addition to discussing the residual valuation framework, the RICS Guidance note provides further clarification regarding the detailed methodology to be adopted in the preparation and assessment of the FVA including further detail on standardised inputs and evidence.

2.7 In line with both the NPPF and RICS Guidance Note, a residual appraisal of the development has been produced in this instance to determine the viability of the scheme and the extent of planning obligations which could be supported. The costs of undertaking the development have been deducted from the gross development value (GDV) with the residual return then benchmarked against an appropriate market return in accordance with the guidance.

2.8 The residual appraisals have been prepared using ProDev, a commonly used appraisal software. In assessing the scheme, Stannybrook Property Consultants have carried out a detailed review of the local and regional residential property market and have liaised with the applicant to determine the appropriate revenues to adopt. Cost information has been provided by the applicant and has been referenced against the Building Cost Information Service (BCIS).

### 3. SITE AND DEVELOPMENT PROPOSALS

#### Description and Location

- 3.1 The application site is located to the south of 5 – 25 Clay Well, Golcar approximately 3 miles to the west of Huddersfield town centre. The A62 (Manchester Road) is located to the south east of the site providing direct access to both Huddersfield and Oldham town centres. Junction 23 of the M62 motorway is located circa 1.5 miles to the north of the site and Shaw and Slaithwaite train station is located approximately 1.4 miles to the south west.
- 3.2 The subject property, which is broadly rectangular in shape comprises of a substantially complete residential development site consisting of 13 no. two and three storey dwellings. The land extends to a gross site area of 0.6 Hectares (1.5 Acres) and falls markedly from north to south. It is bound by existing residential properties to the north and east, open space to the west and Brook Lane to the south. Access into the site is via Hillcrest View, a new tarmacadamed access road leading off Carr Top Lane. The plan contained within Appendix 1 highlights the site and access road in red.

#### Background and Planning

- 3.3 The site was initially owned by Brierstone Ltd who were the original developer of the site. In January 2023 Brierstone Ltd went into administration part way through the development of the scheme and the site was subsequently taken over by the current developer, the Applicant – Brierstone Newsome Ltd – to take the scheme through to completion.
- 3.4 The Design and Access Statement that accompanies the application sets out following planning summary and information:

*Planning permission for the residential development of the site for 13 dwellings was granted in February 2022 under planning application 2021/91384.*

*Several applications for approval of details reserved by the conditions attached to 2021/91384 were subsequently submitted to the Council for consideration.*

*In July 2022 an application seeking approval for the variation of condition 2 of 2021/91384 was submitted to the Council (2022/70/92334/W). The application sought various amendments to the plot designs including, but not limited to, the addition or deletion of windows, deletion of chimneys, recessed balconies, parapet verges and stone detailing and increased eaves and cill heights. Amendments to plot positions, staircases and driveways were also included.*

*Work continued on site during the eight months that the application was under consideration by the Council and the scheme that was implemented was that that was the subject of the variation of condition application.*

*In January 2023... Brierstone Ltd went into administration. When the decision on the application was issued in March 2023, due to the circumstances, it did not reach Brierstone Newsome Ltd and the deadline to appeal against the refusal of the application passed. An enforcement notice was subsequently received by Brierstone Newsome Ltd, the new developer.*

- 3.5 The current Applicant, Brierstone Newsome Ltd subsequently lodged an Appeal against the enforcement notice in November 2023 (APP/Z4718/C/23/3332696) which was withdrawn by the Council due to several plots having already been sold. The Council however immediately reissued separate enforcement notices and Appeals against all the enforcement notices were lodged with the Planning Inspectorate by the Applicant in April 2024.
- 3.6 In addition to the Appeals and in keeping with discussions and advice received from the Local Authority, the Applicant has also submitted a new application to formalise the changes that are contentious (Planning Ref: 2024/62/92153/W). In order to progress matters, the applicant has offered to include some of the features of the approved scheme that have been omitted from the built scheme including the addition of chimney stacks to plots 1, 2 and 3 and the replacement of garage doors to plots 8, 9, and 11.

### The proposed scheme

- 3.7 The current application seeks planning permission to retain the dwellings as built, including the site layout, and the proposed addition of chimney stacks to plots 1, 2 and 3 and the replacement of garage doors to plots 8, 9, and 11. The schedule of accommodation of the substantially completed scheme is set out below:

Name	Type	No. of Beds	Storeys	No. of Units	Size (ft <sup>2</sup> )	Total Sales Area (ft <sup>2</sup> )
Plot 1	Detached	4	2	1	2,012	2,012
Plot 2	Detached	4	2	1	1,744	1,744
Plot 3	Detached	4	2	1	1,765	1,765
Plot 4 & 5	Semi	3	2	2	1,517	3,034
Plot 6, 8, 9 & 11	End Mews	3	3	4	1,194	4,776
Plot 7 & 10	Mid Mews	3	3	2	1,194	2,388
Plot 12	Detached	3	3	1	1,733	1,733
Plot 13	Detached	4	2	1	1,545	1,545
<b>Total</b>				<b>13</b>		<b>18,997</b>

## 4. APPRAISAL ASSUMPTIONS

### Development Revenues

- 4.1 The Applicant has provided Stannybrook Property Consultants with the following sales data regarding the part completed scheme:

Name	Type	No. of Beds	Storeys	Size (ft <sup>2</sup> )	Net Sales Price	Net Sales Price (ft <sup>2</sup> )	Tenure	Sale Date
Plot 1	Detached	4	2	2,012	£521,000	£258.95	Market Sale	10/03/2023
Plot 2	Detached	4	2	1,744	£501,750	£287.70	Market Sale	22/09/2023
Plot 3	Detached	4	2	1,765	£515,000	£291.78	Market Sale	22/09/2023
Plot 4	Semi	3	2	1,517	£335,000	£220.83	Market Sale	28/06/2024
Plot 5	Semi	3	2	1,517	£302,500	£199.41	Market Sale	Exchanged
Plot 6*	End Mews	3	3	1,194	£260,000	£217.76	Discounted	11/07/2024
Plot 7*	Mid Mews	3	3	1,194	£86,000	£72.03	Social Rent	TBC
Plot 8	End Mews	3	3	1,194	£275,000	£230.32	Market Sale	TBC
Plot 9	End Mews	3	3	1,194	£275,000	£230.32	Market Sale	TBC
Plot 10*	Mid Mews	3	3	1,194	£86,000	£72.03	Social Rent	TBC
Plot 11	End Mews	3	3	1,194	£275,000	£230.32	Market Sale	Under Offer
Plot 12	Detached	3	3	1,733	£513,250	£296.16	Market Sale	07/11/2023
Plot 13	Detached	4	2	1,545	£475,000	£307.44	Market Sale	14/04/2023
<b>Total</b>					<b>£4,420,500</b>			

\* Affordable Units

- 4.2 The applicant has been able to sell seven units at the prices stated above. Plot 5 has exchanged awaiting completion and Plot 11 is currently under offer. The remaining four units are yet to be completed. The values of Plots 8 and 9 are based on the impending sale of Plot 11 which is the same house type and is currently under offer. The values of Plots 7 and 10 which are both affordable housing units are based on advice received from the Local Authority's Affordable housing team. The affordable housing units are a requirement of the original planning permission (Planning Ref: 2021/91384).
- 4.3 We have also assumed the following revenues on the basis that no further affordable housing will be provided i.e. Plots 7 and 10 will become open market sale units:

Name	Type	No. of Beds	Storeys	Size (ft <sup>2</sup> )	Net Sales Price	Net Sales Price (ft <sup>2</sup> )	Tenure	Sale Date
Plot 1	Detached	4	2	2,012	£521,000	£258.95	Market Sale	10/03/2023
Plot 2	Detached	4	2	1,744	£501,750	£287.70	Market Sale	22/09/2023
Plot 3	Detached	4	2	1,765	£515,000	£291.78	Market Sale	22/09/2023
Plot 4	Semi	3	2	1,517	£335,000	£220.83	Market Sale	28/06/2024
Plot 5	Semi	3	2	1,517	£302,500	£199.41	Market Sale	Exchanged
Plot 6*	End Mews	3	3	1,194	£260,000	£217.76	Discounted	11/07/2024
Plot 7	Mid Mews	3	3	1,194	£250,000	£209.38	Social Rent	TBC
Plot 8	End Mews	3	3	1,194	£275,000	£230.32	Market Sale	TBC
Plot 9	End Mews	3	3	1,194	£275,000	£230.32	Market Sale	TBC
Plot 10	Mid Mews	3	3	1,194	£250,000	£209.38	Social Rent	TBC
Plot 11	End Mews	3	3	1,194	£275,000	£230.32	Market Sale	Under Offer
Plot 12	Detached	3	3	1,733	£513,250	£296.16	Market Sale	07/11/2023
Plot 13	Detached	4	2	1,545	£475,000	£307.44	Market Sale	14/04/2023
<b>Total</b>					<b>£4,748,500</b>			

\* Affordable Unit

### **S106 Contributions**

- 4.4 We are advised that in addition to the Affordable Housing requirements, the S106 Agreement entered into as part of the original planning permission (Planning Ref: 2021/91384) also sets out the obligation to make a Public Open Space contribution of £22,948 which has been included within our appraisal.
- 4.5 No further S106 contributions have been assumed for the purposes of this assessment.

### **Build Costs**

- 4.6 The applicant has provided us with details of the construction cost incurred to date and the costs to complete the scheme which total £3,655,429. The costs include preliminary costs and the abnormal costs.
- 4.7 In addition to the Build Costs of £3,655,429, the Authority has also advised the applicant that a further contribution of £44,229 will be required towards off-site BNG.

### **Professional Fees**

- 4.8 The applicant has confirmed that professional fees equating to £262,330 have been incurred to date in delivering the scheme.

### **Contingency**

- 4.9 Given the stage that the development is at, no contingency allowance has been included.

### **Sales and Marketing Costs**

- 4.10 Sales agent fees of £40,615 have been incurred to date. Legal Fees on the sales equating to £7,000 have also been incurred. An allowance of 1% of GDV has been allowed for sales and marketing costs relating to the remaining units. In addition, £1,000 per unit has been allowed for legal fees associated with selling each of the units.

### **Interest**

- 4.11 Due to the scheme stalling as a result of the planning issues set out in previous sections of this report, the development has incurred significantly higher interest costs than would normally be expected. The applicant has confirmed that interest costs and loan renewal fees equating to £737,922 have been incurred to date.

### **Site Cost**

- 4.12 The subject property, which is broadly rectangular in shape extends to a gross site area of 0.6 Hectares (1.5 Acres). Prior to the original planning permission being granted (Planning Ref: 2021/91384), the site was part of site allocation HS158 (allocated for housing) and benefitted from access via a new estate road that was constructed serving an adjoining development under construction to the immediate east of the site. The site is also understood to have benefitted from all services. Based on information provided by the applicant we have adopted a Site Cost of £334,512 equating to a value of £223,008 per acre.

## 5. VIABILITY ANALYSIS

### Benchmark Return

- 5.1 The Viability PPG discusses how a return to developers be defined for the purpose of a viability assessment. Paragraph 018 states:

*‘For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.*

- 5.2 In this instance, taking into account the specific characteristics of the proposed development and current market requirements, a minimum Developer’s Profit of 15% of the Gross Development Value would have been assumed as an appropriate Benchmark Return for the scheme. However, due to the scheme stalling as a result of the planning issues set out in previous sections of this report and the previous landowner going into administration, we have not benchmarked against a market return for the developer but have instead considered a break even scenario.

### Appraisal Outputs

- 5.3 Adopting the assumptions set out as part of this report, the appraisal contained with Appendix 3 assumes a scheme with the with the full affordable housing and full S106 contributions with the appraisal in Appendix 4 assuming a scheme with the one affordable housing unit that has already been sold but no further affordable housing or S106 commuted sum payments. The Profit produced by each scheme has then been summarised in the table below:

Appraisal Assumptions	Profit on GDV (%)	Actual Return (£'s)
Full S106 and AH Contributions	-15.91%	-£703,480
No S106 and One AH Unit	-7.49%	-£355,812

- 5.4 The analysis set out above illustrates that the scheme with the one affordable housing unit and no further S106 contributions produces a loss of £355,812. This demonstrates that viability is a material consideration on the subject site. Introducing any further affordable housing or S106 contributions exacerbates the viability concern as illustrated in the appraisal contained within Appendix 4 which assumes the full affordable housing and S106 contributions and produces a significantly larger loss of £703,480 for the developer.

## **Sensitivity Analysis**

- 5.5 The RICS Guidance Note 'Assessing viability in planning under the National Planning Policy Framework 2019 for England' recommends that in order to test the viability of the scheme further sensitivity analysis should be undertaken with the various scenarios assuming a positive and negative variation to the Gross Development Value and Build Costs. However, in this instance given the scale of the loss no sensitivity analysis has been carried out as the standard variations that would normally be tested will still produce a significant deficit for the scheme.

## 6. CONCLUSIONS

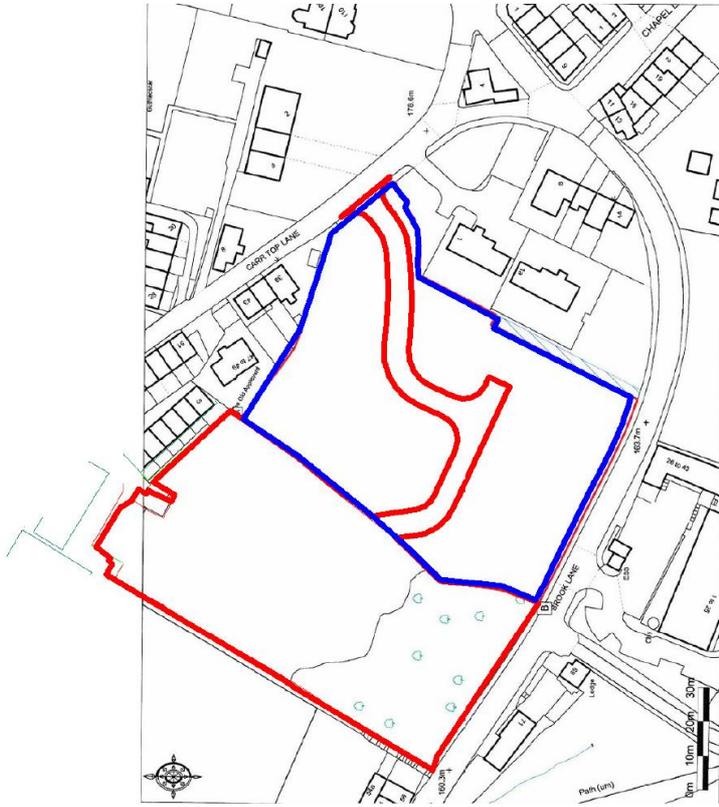
- 6.1 The Applicant has commissioned Stannybrook Property Consultants Ltd to provide an objective assessment of the financial viability of the residential redevelopment of land to the south of 5 – 25 Clay Well, Golcar, Huddersfield.
- 6.2 In line with both the NPPF and RICS Guidance Note, a residual appraisal of the development has been produced in this instance to determine the viability of the scheme and the extent of planning obligations which could be supported.
- 6.3 Adopting the assumptions set out as part of this report, the appraisal contained with Appendix 3 assumes a scheme with the with the full affordable housing and full S106 contributions with the appraisal in Appendix 4 assuming a scheme with the one affordable housing unit that has already been sold but no further affordable housing or S106 commuted sum payments. The analysis set out above illustrates that the scheme with the one affordable housing unit and no further S106 contributions produces a loss of £355,812. This demonstrates that viability is a material consideration on the subject site. Introducing any further affordable housing or S106 contributions exacerbates the viability concern as illustrated in the appraisal contained within Appendix 4 which assumes the full affordable housing and S106 contributions and produces a significantly larger loss of £703,480 for the developer.
- 6.4 The RICS Guidance Note 'Assessing viability in planning under the National Planning Policy Framework 2019 for England' recommends that in order to test the viability of the scheme further sensitivity analysis should be undertaken with the various scenarios assuming a positive and negative variation to the Gross Development Value and Build Costs. However, in this instance given the scale of the loss no sensitivity analysis has been carried out as the standard variations that would normally be tested will still produce a significant deficit for the scheme.
- 6.5 The appraisals demonstrate that viability is a material consideration in this instance. Introducing any further affordable housing or S106 contributions exacerbates the viability concern. It is clear that the proposed development is unable to provide any S106 contributions over and above the one on-site affordable housing unit that has been sold and, in order to ensure the completion of the development, the Authority will need to be mindful of the viability concern as any S106 contributions will add a further burden to the development and may compromise the completion of the scheme.

## **7. DISCLAIMER**

- 7.1 This report does not constitute a valuation, in accordance with the appropriate sections of the Royal Institution of Chartered Surveyors (RICS) Valuation – Professional Standards (incorporating the International Valuation Standards) 2025 (the “Red Book”).
- 7.2 This report is addressed to Brierstone Newsome Ltd only and should not be reproduced without the prior consent of Stannybrook Property Consultants Ltd.
- 7.3 This report is provided to Kirklees Council on a confidential basis. The report should not be disclosed to any third parties under the Freedom of Information Act (Sections 41 and 43 (2)) and Environmental Information Regulations 2004 Regulation 12(5).
- 7.4 We confirm that no conflict of interest exists that would preclude Stannybrook Property Consultants Ltd from undertaking this instruction. In carrying out the viability review, Stannybrook Property Consultants Ltd have acted objectively, impartially, without interference and with reference to all appropriate available sources of information. Stannybrook Property Consultants Ltd can also confirm that no performance related or contingent fees have been agreed with the Client.

## **APPENDIX 1**

Location Plan



Rev	Date	Description
A	22.03.19	Issued to planning requirements

**nicol thomas**  
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

**nicol thomas**

Client	BREYSTONE
Drawing title	Sub Location Plan
Project number	M4419
Date	11.10.19
Drawn by	CG
Checked by	RF

## **APPENDIX 2**

### Scheme Plans

**Proposed residential development at :-  
CARR TOP LANE,  
GOLCAR, HUDDERSFIELD**

**Site Layout - 1 ; 200.**

**Fencing Legend.**

- Fence Type A.**  1200mm close boarded swd. fence with concrete posts. 900mm (if divisional on plot lines) or 1100mm (if guarding on retaining walls). If in guarding position it is to be capable of resisting at least the horizontal force given in BS 5398 Part 1 (1996) and as Building regulations part K section 3.
- Fence Type B.**  1800mm fence close boarded swd. with concrete posts and gates.
- Fence Type C.**  1200mm fence close boarded swd. with concrete posts and gates built off retaining wall.

**Retaining Walls.**

- 
- 

**Plot Driveways.**

Driveway widths are to be a minimum of 5.0m with the exception of plots 4 and 5 that are to be 3.0m minimum.

- C.P.** - Car Charging Point   
One standard electric vehicle charging point (Minimum output of 16A@3.5KW)

**Plot Sheds / Cycle store (2m x1.5m) for 2no. cycles.**

The shed must be securely fixed to a concrete foundation. The door must be fitted with either a solid secure silver padlock or mortice deadlock to BS 3621 :2007. The cycle security must be to Sold secure silver standard.



The details in this drawing are the property of the Architect. The copyright is reserved by them. This drawing is to be used for the purposes of the construction of the development and is not to be used for any other purpose without the prior written consent of the Architect.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction. The manufacturer of any components and supplier of materials and workmanship are to be approved by the architect, in consultation with the client.

Any discrepancies are to be reported to the architect, in consultation with the client, prior to commencement of work.

This drawing is to be used in conjunction with all relevant Architectural, Structural, Mechanical, Electrical, and Services drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require the issue of a notification to the Health and Safety Executive (HSE) and the local authority. The project manager will be able to coordinate the pre-construction information (PCI) and the Health and Safety File (HSF) with the relevant authorities.

The building owner is to serve a Party Wall Act Notice to adjacent owners and to ensure that the necessary arrangements are made for the construction of the building. The Building Contractor is to verify the existence of the party wall prior to commencement of the proposed works.

NO.	REVISION	DATE
1	ISSUED FOR TENDER	15/06/24
2	ISSUED FOR PERMIT	15/06/24
3	ISSUED FOR CONSTRUCTION	15/06/24
4	ISSUED FOR AS-BUILT	15/06/24

Client: Brentstone Developments  
Project: Carr Top Lane, Golcar

Proposed Site Layout

DATE	SCALE	PERIOD
15/06/24	1:200	PM
PROJECT NO.	CLIENT REFERENCE NO.	VERSION
R007346		C

**Equilibrium**  
ARCHITECTS

25 New Street, Manchester, M2 4BB, UK  
Tel: 0161 275 1100 | Fax: 0161 275 1101  
www.equilibrium-architects.co.uk

## **APPENDIX 3**

Residual Appraisal – Full S106 Contributions and Full Affordable Housing

**REVENUE**

File: App 3 Full Ah Full S106

Plot 1	-E	521,000
Plot 2	-E	501,750
Plot 3	-E	515,000
Plot 4	-E	335,000
Plot 5		302,500
Plot 6	-E	260,000
Plot 7		86,000
Plot 8		275,000
Plot 9		275,000
Plot 10		86,000
Plot 11		275,000
Plot 12	-E	513,250
Plot 13	-E	475,000
		<b>REVENUE</b>
		4,420,500

(Revenue Totals labelled -E do not attract Fees)

**COSTS**

Site Value		325,000	
Site Stamp Duty		5,750	
Site Legal Fees		3,762	
		Site Costs	334,512
S106 - P O S		22,948	
		Initial Payments	22,948
Construct		3,655,429	
B N G		44,229	
Professional Fees		262,330	
		Build Costs	3,961,988
Sales Agent - Completed		40,615	
Direct Sale Agents Fee	at 1.00%	12,995	
Direct Sale Legal Fees		13,000	
		Disposal Fees	66,610

**INTEREST**

737,922

Site Costs	Month 1 (Feb 22)
S106 - P O S	Month 30 (Jul 24)
Construct (bld.)	Month 1 to 48 (Feb 22 - Jan 26)
B N G	Month 48 (Jan 26)
Sales Agent - Completed	Month 14 to 22 (Mar 23 - Nov 23)
Interest	Month 1 (Feb 22)
Plot 1 (sale)	Month 14 (Mar 23)
Plot 2 (sale)	Month 20 (Sep 23)
Plot 3 (sale)	Month 20 (Sep 23)
Plot 4 (sale)	Month 29 (Jun 24)
Plot 5 (sale)	Month 48 (Jan 26)
Plot 6 (sale)	Month 30 (Jul 24)
Plot 7 (sale)	Month 48 (Jan 26)
Plot 8 (sale)	Month 48 (Jan 26)
Plot 9 (sale)	Month 48 (Jan 26)
Plot 10 (sale)	Month 48 (Jan 26)
Plot 11 (sale)	Month 48 (Jan 26)
Plot 12 (sale)	Month 22 (Nov 23)
Plot 13 (sale)	Month 15 (Apr 23)

---

<b>PROFIT</b>	-703,480	<b>COSTS</b>	5,123,980
<b>PROFIT/SALE</b>	-15.91%	<b>PROFIT/COST</b>	-13.73%

## **APPENDIX 4**

Residual Appraisal – No S106 Contributions and One Affordable Housing Unit

**REVENUE**

File: App 4 One Ah No S106

Plot 1	-E	521,000
Plot 2	-E	501,750
Plot 3	-E	515,000
Plot 4	-E	335,000
Plot 5		302,500
Plot 6	-E	260,000
Plot 7		250,000
Plot 8		275,000
Plot 9		275,000
Plot 10		250,000
Plot 11		275,000
Plot 12	-E	513,250
Plot 13	-E	475,000
		<b>REVENUE</b>
		4,748,500

(Revenue Totals labelled -E do not attract Fees)

**COSTS**

Site Value		325,000	
Site Stamp Duty		5,750	
Site Legal Fees		3,762	
		Site Costs	334,512
Construct		3,655,429	
B N G		44,229	
Professional Fees		262,330	
		Build Costs	3,961,988
Direct Sale Agents Fee	at 1.00%	16,275	
Direct Sale Legal Fees		13,000	
Sales Agent - Completed		40,615	
		Disposal Fees	69,890

**INTEREST**

737,922

Site Costs	Month 1 (Feb 22)
Construct (bld.)	Month 1 to 48 (Feb 22 - Jan 26)
B N G	Month 48 (Jan 26)
Sales Agent - Completed	Month 14 to 22 (Mar 23 - Nov 23)
Interest	Month 1 (Feb 22)
Plot 1 (sale)	Month 14 (Mar 23)
Plot 2 (sale)	Month 20 (Sep 23)
Plot 3 (sale)	Month 20 (Sep 23)
Plot 4 (sale)	Month 29 (Jun 24)
Plot 5 (sale)	Month 48 (Jan 26)
Plot 6 (sale)	Month 30 (Jul 24)
Plot 7 (sale)	Month 48 (Jan 26)
Plot 8 (sale)	Month 48 (Jan 26)
Plot 9 (sale)	Month 48 (Jan 26)
Plot 10 (sale)	Month 48 (Jan 26)
Plot 11 (sale)	Month 48 (Jan 26)
Plot 12 (sale)	Month 22 (Nov 23)
Plot 13 (sale)	Month 15 (Apr 23)

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<b>PROFIT</b>	-355,812	<b>COSTS</b>	5,104,312
<b>PROFIT/SALE</b>	-7.49%	<b>PROFIT/COST</b>	-6.97%