YACHTHAVEN (HAYLING) LTD

YACHTHAVEN PROPOSED DEVELOPMENT

BUSINESS CASE SUMMARY

		Expenditure	Income	Total
1.01	Land & Build Cost (6.nr Detached Houses)	(£5,900,000)		
1.02	Site Demolition & Clearance	(£50,000)		
1.03	Land De-contamination	(£100,000)		
1.04	Balancing Pond Reinstatement	(£50,000)		
1.05	Roads & General Landscaping	(£100,000)		
1.06	Harbour Side Landscaping	(£100,000)		
1.07	Works to Existing Coastal Footpaths	(£50,000)		
1.08	Professional Fees	(£60,000)		
1.09	Planning & Building Regulations Fees	(£50,000)		
1.10	Legal Fees & Stamp Duty	(£25,500)		
1.11	Sale; 6.nr Detached Houses (6.nr @ £1,000,000)		£6,000,000	
1.12	Legal Fees	(£20,000)		
1.13	Agent Fees	(£60,000)		
				(£565,500)
2.01	Sea Defences	(£200,000)		
2.02	Land, Commercial Units & Boat Storage	(£900,000)		
2.03	Waterway	(£50,000)		
2.04	Pontoon	(£50,000)		
2.05	Professional Fees	(£20,000)		
2.06	Planning & Building Regulations Fees	(£15,000)		
2.07	Letting; Commercial Units, Pontoons & Storage (£105,000 per annum over 20 years)		£2,100,000	
				£865,000
	TOTAL PROFIT / (LOSS)			**£299,500**