

COST APPRAISAL NR 1

PROPOSED DEVELOPMENT

AT

HIGHER COLLEGE FARM
LONGRIDGE

June 2025

Conlon Consulting
Chartered Quantity Surveyor

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SUMMARY

Conlon Consulting were appointed to carry out two cost appraisal that have been based on 2 options to the same site.

Option 1: In line with the following drawings:-

EAD 203 03 Revision C6	Proposed Site Plan
EAD 203 04 Revision C3	Proposed Floor Plan Block 1
EAD 203 04 Revision C3	Proposed Floor Plan Block 1
EAD 203 05 Revision C4	Proposed Elevation Block 1
EAD 203 06 Revision C2	Typical building plan and elevation
EAD 203 08 Revision C2	Proposed Site Section
EAD 203 09 Revision C3	Proposed Floor Plan Blocks 2
EAD 203 10 Revision C1	Proposed Floor Plan Blocks 3 & 4
EAD 203 11 Revision C4	Proposed Elevations Block 2
EAD 203 12 Revision C3	Proposed Elevations Block 3 & 4

Option 2: In line with the following drawings:-

EAD 203 03 Revision C7	Proposed Site Plan
EAD 203 04 Revision C4	Proposed Floor Plan Block 1
EAD 203 04 Revision C4	Proposed Floor Plan Block 1
EAD 203 05 Revision C5	Proposed Elevation Block 1
EAD 203 06 Revision C2	Typical building plan and elevation
EAD 203 08 Revision C3	Proposed Site Section
EAD 203 09 Revision C4	Proposed Floor Plan Blocks 2
EAD 203 10 Revision C2	Proposed Floor Plan Blocks 3 & 4
EAD 203 11 Revision C5	Proposed Elevations Block 2
EAD 203 12 Revision C4	Proposed Elevations Block 3 & 4

In summary the roof line of the buildings has been changed together with the floor plan layout.

Detailed costs are included at the back of the report. A summary of costs are as follows:-

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SUMMARY – Contd.

OPTION 1	£	
Building 1	████████	
Building 2	████████	
Building 3	████████	
Building 4	████████	
Store	████████	
Site works	████████	
Total Cost (Excl VAT)	████████████████	

OPTION 2	£	
Building 1	████████	
Building 2	████████	
Building 3	████████	
Building 4	████████	
Store	████████	
Site works	████████	
Total Cost (Excl VAT)	████████████████	

ASSUMED SPECIFICATION FOR BOTH OPTIONS

Substructure

Concrete pad and strip footings. Insitu concrete reinforced ground floated slab with insulation. No allowance for abnormal foundations or contamination.

Frame

Steel frame buildings. Option 1 - assumed 60kg/m². Option 2 – assumed 55kg/m²

Roof

Built up roof cladding. Fascia, verge and ridge details. Roof lights. Rainwater goods.

External Walls

Marshalls Marshalite stone walling insulated cavity wall to front elevations to 850mm high. Timber cladding over composite cladding, block ' jumbo stud internal leaf.

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ASSUMED SPECIFICATION -Contd.

External Doors and Windows

Double glazed polyester powder coated aluminium windows. Metal personnel door. Roller shutters.

Internal walls and partitions

140 block party walls, full height. 100 block separation walls Stud partitions including insulation and plasterboard to form WC and kitchenette area.

Internal Doors and Screens

Solid timber door and ironmongery to WC.

Floor Finishes

Seal concrete floor. No allowance for skirtings.

Ceiling Finishes

Plasterboard ceiling to WC area including ceiling joists.

Fittings

Kitchenette allowance £500. WC allowance £1,500.

Mechanical, Electrical, Solar Installations

Mechanical extraction from WC. No allowance for heating and the like.

Electrical installation includes for supply and installation of lighting. Power installation. Modest security installation. Mechanical wiring. Testing and earthing.

Solar installation – budget of £80,000 included.

External Works

Macadam road and footpath with kerbs. White lining. Bin store. No allowance for fencing.

Drainage

Foul and surface water to all units. Allowance £40,000 for attenuation tank. Foul connected to mains sewer.

ASSUMPTIONS AND EXCLUSIONS

The estimate has been based upon Evolve Architectural Design Ltd drawings as detailed in the Summary.

The following **assumptions** have been made in preparing the construction cost estimate.

- Foundation design is pad foundations with strip footings.
- An allowance of 10% of the nett build cost has been included for the site running costs such as welfare, health and safety, scaffolding, site management team.
- Construction contingency – an allowance of 3% of the build cost has been allowed. This contingency will be taken forward to the tender / contract and is an allowance for any abnormal to be set against during the construction of the project.

The following items are **excluded** from the construction cost estimate and are outside the scope of the project:

- Abnormal foundations and removal of contamination material
- Acoustic requirements
- Diversion of services
- Fit out to units
- Service connections
- Cost of implementation of Sectional Agreements with the Authorities
- Professional fees
- Building Regulation Fees
- Inflation beyond third quarter 2025
- VAT

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COST APPRAISAL – OPTION 1 -BLOCK 1 (NOTE BLOCK 2 IS THE SAME DESIGN)

COST CENTRE	GROUP ELEMENT/ELEMENT	BUILDING GIA =		720	m2
				TOTAL COST OF ELEMENT	COST/M2 OF GIA
1	Substructure				
1.1	Substructure				
2	Superstructure				
2.1	Frame				
2.2	Upper Floors				
2.3	Roof				
2.4	Stairs & Ramps				
2.5	External Walls				
2.6	Windows & External Doors				
2.7	Internal Walls				
2.8	Internal Doors				
3	Internal finishes				
3.1	Wall Finishes				
3.2	Floor Finishes				
3.3	Ceiling Finishes				
4	Fittings, furnishings & equipment				
4.1	Kitchenette				
5	Services				
5.1	Sanitary Installations				
5.2	Mechanical Installations				
5.3	Electrical Installations				
5.3.1	Solar				
5.4	BWIC Services				
6	Complete buildings and building units				
7	Work to existing buildings				
8	External Works				
8.1	Site preparation works				
8.2	Roads, paths, pavings and surfacings				
8.3	Soft landscapes, planting and irrigation systems				
8.4	Fencing, railings and walls				
8.5	External fixtures				
8.6	External drainage				
8.7	External [REDACTED]				
8.8	Minor building works and ancillary buildings				
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (A)				
9	Main Contractor's Preliminaries (B)				
9.1	Employer's requirements		10		
9.2	Main contractor's cost items				
	SUB-TOTAL: FACILITATING AND BUILDING [REDACTED]				
10	Main contractor's overheads and profit (D)				
10.1	Main Contractor's overheads - included above				
10.2	Main Contractor's profit - included above				
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]				
11	Risks				
	Construction risks		3.		
	Design development				
	TOTAL: RISK ALLOWANCE ESTIMATE (J)				
	[REDACTED] APPRAISAL (Excluding VAT)				

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COST APPRAISAL – OPTION 1 -BLOCK 3 (NOTE BLOCK 4 IS THE SAME DESIGN)		BUILDING GIA =		720	m2
COST CENTRE	SUMMARY GROUP ELEMENT/ELEMENT			TOTAL COST OF	COST/M2 OF
1	Substructure				
1.1	Substructure				
2	Superstructure				
2.1	Frame				
2.2	Upper Floors				
2.3	Roof				
2.4	Stairs & Ramps				
2.5	External Walls				
2.6	Windows & External Doors				
2.7	Internal Walls				
2.8	Internal Doors				
3	Internal finishes				
3.1	Wall Finishes				
3.2	Floor Finishes				
3.3	Ceiling Finishes				
4	Fittings, furnishings & equipment				
4.1	Kitchenette				
5	Services				
5.1	Sanitary Installations				
5.2	Mechanical Installations				
5.3	Electrical Installations				
5.3.1	Solar				
5.4	BWIC Services				
6	Complete buildings and building units				
7	Work to existing buildings				
8	External Works				
8.1	Site preparation works				
8.2	Roads, paths, pavings and surfacings				
8.3	Soft landscapes, planting and irrigation systems				
8.4	Fencing, railings and walls				
8.5	External fixtures				
8.6	External drainage				
8.7	External services				
8.8	Minor building works and ancillary buildings				
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (A)				
9	Main Contractor's Preliminaries (B)				
9.1	Employer's requirements		10%		
9.2	Main contractor's cost items				
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				
10	Main contractor's overheads and profit (D)				
10.1	Main Contractor's overheads - included above				
10.2	Main Contractor's profit - included above				
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]				
11	Risks				
	Construction risks		3.0%		
	Design development				
	TOTAL: RISK ALLOWANCE ESTIMATE (J)				
	COST APPRAISAL (Excluding VAT)				

PROPOSED DEVELOPMENT

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COST APPRAISAL – OPTION 2 -BLOCK 1 (NOTE BLOCK 2 IS THE SAME DESIGN)		BUILDING GIA =		763	m2
COST CENTRE	SUMMARY GROUP ELEMENT/ELEMENT			TOTAL COST OF ELEMENT	COST/M ² OF GIA
1	Substructure				
1.1	Substructure				
2	Superstructure				
2.1	Frame				
2.2	Upper Floors				
2.3	Roof				
2.4	Stairs & Ramps				
2.5	External Walls				
2.6	Windows & External Doors				
2.7	Internal Walls				
2.8	Internal Doors				
3	Internal finishes				
3.1	Wall Finishes				
3.2	Floor Finishes				
3.3	Ceiling Finishes				
4	Fittings, furnishings & equipment				
4.1	Kitchenette				
5	Services				
5.1	Sanitary Installations				
5.2	Mechanical Installations				
5.3	Electrical Installations				
5.3.1	Solar				
5.4	BWIC Services				
6	Complete buildings and building units				
7	Work to existing buildings				
8	External Works				
8.1	Site preparation works				
8.2	Roads, paths, pavings and surfacings				
8.3	Soft landscapes, planting and irrigation systems				
8.4	Fencing, railings and walls				
8.5	External fixtures				
8.6	External drainage				
8.7	External services				
8.8	Minor building works and ancillary buildings				
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (A)				
9	Main Contractor's Preliminaries (B)				
9.1	Employer's requirements		10%		
9.2	Main contractor's cost items				
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				
10	Main contractor's overheads and profit (D)				
10.1	Main Contractor's overheads - included above				
10.2	Main Contractor's profit - included above				
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]				
11	Risks				
	Construction risks		3.0%		
	Design development				
	TOTAL: RISK ALLOWANCE ESTIMATE (J)				
	COST APPRAISAL (Excluding VAT)				

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COST APPRAISAL – OPTION 2 -BLOCK 3 (NOTE BLOCK3 IS THE SAME DESIGN)

COST CENTRE	GROUP ELEMENT/ELEMENT	BUILDING GIA =		763	m2
		TOTAL COST OF	COST/M2 OF		
1	Substructure				
1.1	Substructure				
2	Superstructure				
2.1	Frame				
2.2	Upper Floors				
2.3	Roof				
2.4	Stairs & Ramps				
2.5	External Walls				
2.6	Windows & External Doors				
2.7	Internal Walls				
2.8	Internal Doors				
3	Internal finishes				
3.1	Wall Finishes				
3.2	Floor Finishes				
3.3	Ceiling Finishes				
4	Fittings, furnishings & equipment				
4.1	Kitchenette				
5	Services				
5.1	Sanitary Installations				
5.2	Mechanical Installations				
5.3	Electrical Installations				
5.3.1	Solar				
5.4	BWIC Services				
6	Complete buildings and building units				
7	Work to existing buildings				
8	External Works				
8.1	Site preparation works				
8.2	Roads, paths, pavings and surfacings				
8.3	Soft landscapes, planting and irrigation systems				
8.4	Fencing, railings and walls				
8.5	External fixtures				
8.6	External drainage				
8.7	External services				
8.8	Minor building works and ancillary buildings				
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (A)				
9	Main Contractor's Preliminaries (B)				
9.1	Employer's requirements				
9.2	Main contractor's cost items				
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				
10	Main contractor's overheads and profit (D)				
10.1	Main Contractor's overheads - included above				
10.2	Main Contractor's profit - included above				
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]				
11	Risks				
	Construction risks		3.0%		
	Design development				
	TOTAL: RISK ALLOWANCE ESTIMATE (J)				
	COST APPRAISAL (Excluding VAT)				

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COST APPRAISAL – SITE WORKS – THIS IS THE SAME AS FOR BOTH OPTIONS

SUMMARY		Site Area	-	m2
COST CENTRE	GROUP ELEMENT/ELEMENT		TOTAL COST OF ELEMENT	COST/M 2 OF GIA
8	External Works			
8.1	Site preparation works			
8.2	Roads, paths, pavings and surfacings			
8.3	Soft landscapes, planting and irrigation systems			
8.4	Fencing, railings and walls			
8.5	External fixtures			
8.6	External drainage			
8.7	External services			
8.8	Minor building works and ancillary buildings			
	SUB-TOTAL:			
9	Main Contractor's Preliminaries (B)			
9.1	Employer's requirements			
9.2	Main contractor's cost items	10		
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (including main contractor's preliminaries) (C) [C = A + B]			
10	Main contractor's overheads and profit (D)			
10.1	Main Contractor's overheads - included above			
10.2	Main Contractor's profit - included above			
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]			
	PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT			
11	Risks			
	Construction risks	3.		
	Design development			
	TOTAL: RISK ALLOWANCE ESTIMATE (J)			
	COST APPRAISAL (Excluding VAT)			

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COST APPRAISAL – STORE – THIS IS THE SAME FOR BOTH OPTIONS

SUMMARY		BUILDING GIA =		144	m2
COST CENTRE	GROUP ELEMENT/ELEMENT			TOTAL COST OF ELEMENT	COST/M ² OF GIA
1	Substructure			£	
1.1	Substructure			£	
2	Superstructure			£	
2.1	Frame			£	
2.2	Upper Floors			£	
2.3	Roof			£	
2.4	Stairs & Ramps			£	
2.5	External Walls			£	
2.6	Windows & External Doors			£	
2.7	Internal Walls			£	
2.8	Internal Doors			£	
3	Internal finishes			£	
3.1	Wall Finishes			£	
3.2	Floor Finishes			£	
3.3	Ceiling Finishes			£	
4	Fittings, furnishings & equipment			£	
4.1	Kitchenette			£	
5	Services			£	
5.1	Sanitary Installations			£	
5.2	Mechanical Installations			£	
5.3	Electrical Installations			£	
5.4	BWIC Services			£	
6	Complete buildings and building units				
7	Work to existing buildings				
8	External Works			£	
8.1	Site preparation works			£	
8.2	Roads, paths, pavings and surfacings			£	
8.3	Soft landscapes, planting and irrigation systems			£	
8.4	Fencing, railings and walls			£	
8.5	External fixtures			£	
8.6	External drainage			£	
8.7	External services			£	
8.8	Minor building works and ancillary buildings			£	
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (A)			£	
9	Main Contractor's Preliminaries (B)			£	
9.1	Employer's requirements		10%	£	
9.2	Main contractor's cost items			£	
	SUB-TOTAL: FACILITATING AND BUILDING WORKS			£	
10	Main contractor's overheads and profit (D)			£	
10.1	Main Contractor's overheads - included above			£	
10.2	Main Contractor's profit - included above			£	
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]			£	
11	Risks				
	Construction risks		3.0%	£	
	Design development			£	
	TOTAL: RISK ALLOWANCE ESTIMATE (J)			£	
	COST APPRAISAL (Excluding VAT)			£	