



Property Description





Land adjacent to 69 Woodside

Alwyne Road, Wimbledon, London, SW19 7AE

A well-located rectangular site of approximately 1,294 sq ft with planning permission granted for three new build flats (1 x two-bedroom flat, 2 x one-bedroom split-level flats), convenient for Wimbledon Town Center, excellent transport links, fashionable Wimbledon Village and the Common -

Guide price: £460,000 - £550,000

(Vacant - Freehold)

Key Features:

- A well-located rectangular site of approximately 1,294 sq ft
- Planning permission granted for three new build flats (1 x two bedroom flat, 2 x one bedroom split level flats)
- Potential to alter proposed plans to create 3 x two bedrooms
- Direct vehicular access onto Alwyne Road
- Conveniently located near Wimbledon Town Center, excellent transport links, fashionable Wimbledon Village, and the Common
- Frontage and vehicular access to Alwyne Road

Proposed Accommodation

Flat 1	70 sq m, 753 sq ft	Basement - Bedroom with en-suite, Office, Rear Patio	Ground Floor - Open Plan Kitchen/Living/Dining, WC
Flat 2	70 sq m, 753 sq ft	Basement - Bedroom with en-suite, Office, Rear Patio	Ground Floor - Open Plan Kitchen/Living/Dining, WC
Flat 3	69 sq m, 742 sq ft	First Floor - Open Plan Kitchen/Living/Dining, Two Bedrooms, Bathroom/WC, Two Balconies	

Acquisition Cost

Purchase Price	£500,000
Stamp Duty	£40,000
Agent's Fee (1.5%+vat)	£9,000
Legal & Misc	£5,000
Total Acquisition Cost	£554,000

Cash Investment Required

45% Deposit at Purchase	£225,000
Stamp Duty	£40,000
Retained Interest for 18months @ 20% for £275k	£55,000
Agent & Legal	£14,000
Professionals / B.R / Structural / QS / MS, etc.	£30,000
Mobilization Fund	£100,000
Misc	£30,000
Total	£494,000

Profit



Profit (Estimated)

GDV (Sale Price)		£2,100,000
Interest on Purchase 18m	£55,000	
Sales Agent + Legal (2%)	£42,000	
Acquisition costs	£554,000	
Development Costs	£700,000	
Total Costs:		£1,351,000
Profit		£749,000

Return on Investment

ROI (Estimated)	
Cash Invested	£494,000
Profit Earned	£749,000
Total ROI	152.0%
Profit for JV Partner (50% share)	£375,500
ROI for JV Partner	76.0%

GDV Appraisal



Units Type (Flats)	Number of Units
Two Beds (4 person)	1
Two Beds (4 person)	1
Two Beds (4 person)	1
Total Units	3

Gross Development Value (Collective)

Units	Level	Description	GIA m2	NIA m2	Value
1	Basement + Ground	2 Bedroom (4 Person)	70	70	£700,000
1	Basement + Ground	2 Bedroom (4 Person)	70	70	£700,000
1	First Floor	2 Bedroom (4 Person)	69	69	£700,000
Total:		Sale@£10,000/m2	209	209	£2,100,000

Gross Rental Value (Collective)

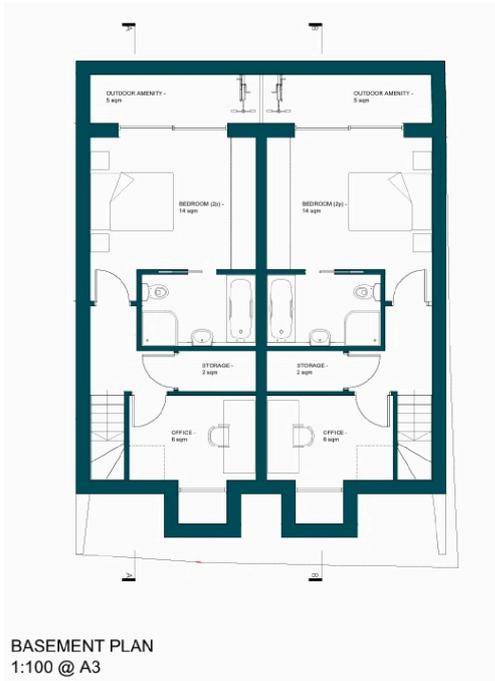
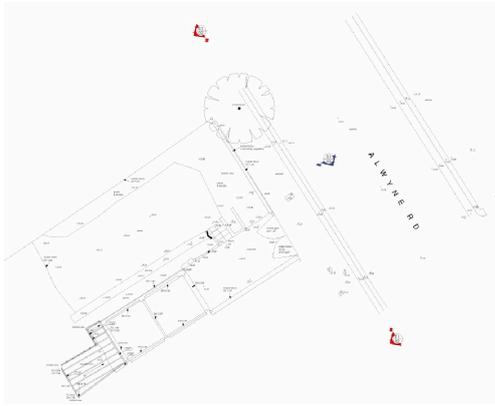
Units	Level	Description	Sqm	Value (Rent)
1	Basement + Ground	2 Bedroom (4 Person)	70	£62,400
1	Basement + Ground	2 Bedroom (4 Person)	70	£62,400
1	First Floor	2 Bedroom (4 Person)	69	£62,400
Total:		@ 8.91% Yield		£187,200

DEVELOPMENT Costs (Estimates)

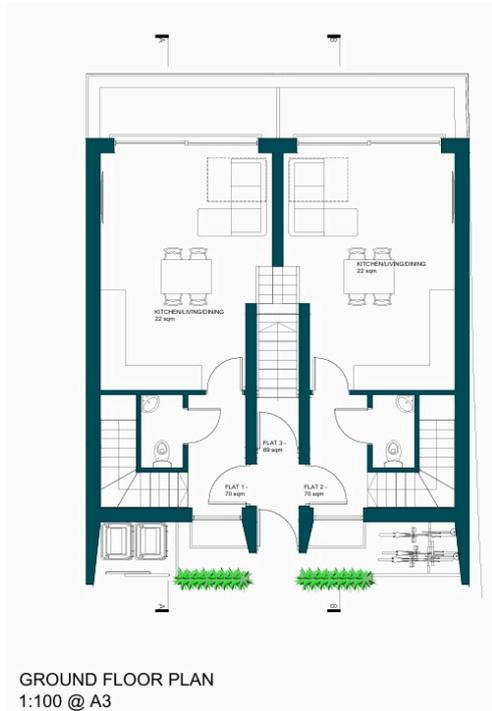


Item	Description	Amount £
Legals		£10,000
Professionals / Architect	3% of Construction Cost	£15,500
Construction / Refurb	210 m2 @ £2,500	£525,000
Insurances	0.5% of Construction costs	£3,500
Finance Cost	20% @ 1% per month for £600k for 18 months	£120,000
Section106 / CIL	To be verified?	£0
Contingency	5% of Construction Cost	£26,000
Total		£700,000

full planning



BASEMENT PLAN
1:100 @ A3



GROUND FLOOR PLAN
1:100 @ A3



FIRST FLOOR PLAN
1:100 @ A3



LOCATION PLAN

Existing & Proposed Plans

Site Location Plan	Proposed Site Layout
Existing Site Layout	Proposed Basement & Ground Floor
Existing Street Scene	Proposed First Floor & Roof

Existing & Proposed Elevations

Existing Site Sections	Proposed Front Elevation
Proposed Elevations	Proposed Elevations
Proposed 3D Renders	

SURVEYS & REPORTS

<u>Flood Risk Assessment & Surface Water Drainage Strategy</u>	<u>Energy Statement - EPS Group</u>
<u>Geotechnical Ground Investigation Report</u>	<u>Daylight Sunlight Report - Waldrams</u>
<u>Design and Access Statement</u>	<u>Construction Method Statement</u>
<u>Arboricultural Report</u>	<u>Decision Notice - 23/P0447</u>
<u>Planning Council - 23/P0447</u>	

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