



Purchase at Auction



Swanage Flat 5, Sentryfields, 27 Park Road, Swanage, Dorset, BH19 2AA

VACANT - Leasehold Self Contained First Floor Flat

Guide Price*

£80,000+

Residential - 28th & 29th Jan 2026 - Live Stream

Key Features

- Reception Room, Bedroom, Kitchen, Bathroom
- New 125 Year Lease
- **Sea views from the Reception Room and Kitchen**
- GIA approximately 81 sq m (872 sq ft)
- Corfe Castle Rail Station is approximately 5.8 miles to the north west
- The shops and amenities of Swanage are to the north west

Vacant Possession

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Accommodation and Tenancy Schedule

Floor	Accommodation	Approx GIA		EPC	Council Tax Band
First	Reception Room, Bedroom, Kitchen, Bathroom	81 m	872 sq ft	C	A

Acquisition Cost

Purchase Price	£155,000
Stamp Duty	£7,750
Agent's Fee (1.5%+vat)	£3,990
Legal Fee	£2,790
Misc	£1,860
Finance Cost for 12 months	£15,113
Total Acquisition Cost	£186,503

Cash Investment Required

Cash Deposit 35%	£54,250
Associated Acquisition costs	£16,390
Interest if Retained	£15,113
Mobilization fund	£20,000
Professionals / B.R / Structural / QS / MS etc.	£7,750.00
Total	£113,503

Profit



Profit (Estimated)

GDV	£405,000
Development cost	£106,920
Acquisition Cost	£186,503
Total Cost	£293,423
Gross profit	£111,578

Return on Investment

ROI (Estimated)	
Cash Invested	£113,503
Profit Earned	£111,578
Total ROI	98.3%
Profit for JV Partner (50% share)	£55,789

GDV Appraisal



Units Type (Flats)	Units
FFF- Reception, Bedroom, Kitchen, Bathroom	01
Total Units	01

GDV Appraisal continued

Gross Development Value (Collective)

Units	Level	Description	Proposed Residential NSA m2	Value
01	First Floor	Reception Room, Bedroom, Kitchen, Bathroom	81	£405,000
Total:		Sale@ £5,000/m2	81	£405,000

DEVELOPMENT Loan & Budget



Item	Description	Amount
Legals	5% of Construction Cost	£4,050
Professionals / Architect	2% of Construction Cost	£1,620
Construction / Refurb	Collective Build cost	£81,000
Insurances	For building & Construction	£2,430
Section106 / CIL	Nil	£0
Inteste rolled up costs	15%	£13,365
Contingency	5% of Construction Cost	£4,455
Total		£106,920

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