



## Purchase at Auction



**Birmingham Flat 1-15, Southdown Avenue, Birmingham, West Midlands, B18 5LG**

**VACANT - Three Freehold Detached Buildings**

**Guide Price\***

**£625,000+**

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

## Key Features

- Comprising a Total of Fifteen Flats
- Two Blocks providing Six Flats each and One Block providing Three Flats
- Internally arranged to provide a total of Forty Eight Bedrooms
- Off Street Parking
- Situated on a site area of 0.297 ha (0.735 acres)
- 15 Flats extend to a combined total area of approximately 1,201 sq m (12,927 sq ft)

Vacant

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# Accommodation and Tenancy Schedule

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<b>Building</b>	<b>Flat</b>	<b>Floor</b>	<b>Approx GIA (Source EPC)</b>		<b>Council Tax Band</b>	<b>EPC</b>
1	1	Ground	89 sq m	958 sq ft	A	D
1	2	First	81 sq m	872 sq ft	A	D
1	3	Second	82 sq m	883 sq ft	A	D
1	4	Ground	82 sq m	883 sq ft	A	C
1	5	First	80 sq m	861 sq ft	A	C
1	6	Second	82 sq m	883 sq ft	A	C
2	7	Ground	70 sq m	753 sq ft	A	D
2	8	First	70 sq m	753 sq ft	A	C
2	9	Second	78 sq m	840 sq ft	A	C
2	10	Ground	82 sq m	883 sq ft	A	C
2	11	First	83 sq m	893 sq ft	A	C
2	12	Second	82 sq m	883 sq ft	A	C
3	13	Ground	76 sq m	818 sq ft	A	D
3	14	First	82 sq m	883 sq ft	A	C
3	15	Second	82 sq m	883 sq ft	A	C
		Total	1,201 sq m	12,927 sq ft		

## Acquisition Cost

Purchase Price	<b>£750,000</b>
Stamp Duty	<b>£37,500</b>
Agent's Fee (1.5%+vat )	<b>£14,700</b>
Legal Fee	<b>£13,500</b>
Misc	<b>£9,000</b>
Finance Cost for 12 months	<b>£73,125</b>
<b>Total Acquisition Cost</b>	<b>£897,825</b>

## Cash Investment Required

Cash Deposit 35%	<b>£262,500</b>
Associated Acquisition costs	<b>£74,700</b>
Interest if Retained	<b>£73,125</b>
Mobilization fund	<b>£50,000</b>
Professionals / B.R / Structural / QS / MS etc.	<b>£37,500.00</b>
<b>Total</b>	<b>£497,825</b>

# Profit



## Profit (Estimated)

<b>GDV</b>	<b>£3,603,000</b>
Development cost	£1,585,320
Acquisition Cost	£897,825
<b>Total Cost</b>	<b>£2,483,145</b>
<b>Gross profit</b>	<b>£1,119,855</b>

## Return on Investment

<b>ROI (Estimated)</b>	
Cash Invested	<b>£497,825</b>
Profit Earned	<b>£1,119,855</b>
Total ROI	<b>224.9%</b>
<b>Profit for JV Partner (50% share)</b>	<b>£559,928</b>

# GDV Appraisal



<b>Units Type (Flats)</b>	<b>Units</b>
Three Freehold Detached Buildings	<b>15</b>
<b>Total Units</b>	<b>15</b>

## GDV Appraisal continued

<b>Gross Development Value (Collective)</b>				
<b>Units</b>	<b>Buildings</b>	<b>Description</b>	<b>Proposed Residential NSA m2</b>	<b>Value</b>
15	Three	Three Freehold Detached Buildings	1,201	£3,603,000
<b>Total:</b>		<b>Sale@ £3,000/m2</b>	<b>1,201</b>	<b>£3,603,000</b>

# DEVELOPMENT Loan & Budget



<b>Item</b>	<b>Description</b>	<b>Amount</b>
Legals	5% of Construction Cost	£60,050
Professionals / Architect	2% of Construction Cost	£24,020
Construction / Refurb	Collective Build cost	£1,201,000
Insurances	For building & Construction	£36,030
Section106 / CIL	Nil	£0
Inteste rolled up costs	15%	£198,165
Contingency	5% of Construction Cost	£66,055
<b>Total</b>		<b>£1,585,320</b>

# Disclaimer

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