



Purchase at Auction



LOT 46 - Haverhill 1-5, High Street, Haverhill, Suffolk, CB9 8AA

PART VACANT - Freehold Semi-Detached Building with Planning

Guide Price*

£150,000+Reduced

Residential - 18th Dec 2025 - Live Stream

Key Features

- **Providing Two Retail Units on the Ground Floor and a former Night Club above**
- The Upper Floors are Vacant and Conversion Works have commenced for Conversion to Residential
- **Two Planning Consents have been Granted. The first for 'Fourteen Residential Units and associated Car Parking' and the second for 'Seven Residential Units and associated Parking'. We understand works have commenced, but not been completed**
- Each Retail Unit is subject to (sold off on) a Long Lease
- The Building is arranged over Ground, First and Second Floors

Vacant Upper Parts

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Accommodation and Tenancy Schedule

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent (PA)
A	Ground	Retail Premises	Subject to a lease for a term of 999 years from 1st March 2022 at a ground rent of a £1	£1 p.a.
B	Ground	Retail Premises	Subject to a lease for a term of 999 years from 2022 at a ground rent of £1	£1 p.a.
	First & Second	Former Night Club	Vacant	

Acquisition Cost

Purchase Price	£200,000
Stamp Duty	£10,000
Agent's Fee (1.5%+vat)	£4,800
Legal Fee	£3,600
Misc	£2,400
Total Acquisition Cost	£220,800

Cash Investment Required

Cash Purchase	£200,000
Stamp Duty	£10,000
Agent's Fee (1.5%+vat)	£4,800
Legal Fee	£3,600
Consultant Fees (Approx)	£10,000
Misc	£2,400
Total	230,800

Profit



Profit (Estimated)	
GDV	£414,000
Acquisition costs	£220,800
Development Costs	£68,310
Total Costs:	£289,110
Profit	£124,890

Return on Investment

ROI (Estimated)	
Cash Invested	£230,800
Profit Earned	£124,890
Total ROI	56.6%
Profit for JV Partner (50% share)	£62,445

GDV Appraisal



Units Type (Flats)	Units
Ground Floor	01
Total Units	01

GDV Appraisal continued

Gross Development Value (Collective)

Units	Level	Description	Proposed Residential NSA m2	Value
01	Ground	One-Bedroom	69	£414,000
Total:		Sale@ £6,000/m2	69	£414,000

Gross Rental Value (Collective)

Units	Level	Description	Sqm	Value (Rent)
1	Ground	One-bedroom	69	£24,840
Total:	@ 6.0% Yield		69	£24,840

DEVELOPMENT Loan & Budget



Item	Description	Amount £
Legals	5% of Construction Cost	£2,588
Professionals / Architect	2% of Construction Cost	£1,035
Construction / Refurb	Collective Build cost	£51,750
Insurances	For building & Construction	£1,553
Section106 / CIL	Nil	£0
Inteste rolled up costs	15%	£8,539
Contingency	5% of Construction Cost	£2,846
Total		£68,311

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