



Purchase at Auction



Land adjacent to 9 Meath Gardens Horley, Surrey, RH6 8FW

A freehold site of approximately 1308 sq ft, in a residential area well located for the amenities of Horley town centre, with future potential subject to requisite consents.

Vacant

Guide price: £5,000+

Key Features

- To be offered on Tuesday 9 December
- Freehold site
- Approximately 1308 sq ft
- Well located for Horley town centre
- A freehold site of approximately 1308 sq ft
- Future potential subject to requisite consents.

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Acquisition Cost

Purchase Price	£50,000
Stamp Duty	£2,500
Agent's Fee (1.5%+vat)	£2,100
Legal Fee	£900
Misc	£600
Finance Cost for 12 months	£0
Total Acquisition Cost	£56,100

Cash Investment Required

Cash Deposit 100%	£50,000
Associated Acquisition costs	£6,100
Interest if Retained	£0
Mobilization fund	£10,000
Professionals / B.R / Structural / QS / MS etc.	£30,000.00
Total	£96,100

Profit



Profit (Estimated)	
GDV	£720,000
Development cost	£425,400
Acquisition Cost	£56,100
Total Cost	£481,500
Gross profit	£238,500

Return on Investment

ROI (Estimated)	
Cash Invested	£96,100
Profit Earned	£238,500
Total ROI	248.2%
Profit for JV Partner (50% share)	£119,250

GDV Appraisal



Units Type (Flats)	Units
A freehold site of approximately 1308 sq ft	0
Total Units	0

GDV Appraisal continued

Gross Development Value (Collective)

Units	Level	Description	Proposed Residential NSA m2	Value
0	Ground Floor	A freehold site of approximately 1308 sq f	120	£720,000
Total:		Sale@ £6,000/m2	120	£720,000

DEVELOPMENT Loan & Budget



Item	Description	Amount
Legals	5% of Construction Cost	£6,000
Professionals / Architect	2% of Construction Cost	£30,000
Construction / Refurb	Collective Build cost	£300,000
Insurances	For building & Construction	£9,000
Section106 / CIL	Figure provided by developer	£11,400
Inteste rolled up costs	15%	£51,750
Contingency	5% of Construction Cost	£17,250
Total		£425,400

SURVEYS & REPORTS

419A Kingston Road epc

Chancel

Drainage and Water

Environmental

floor plans & elevations

[Proposed floor plans, elevations
and location plan - REV A](#)

[Proposed floor plans, elevations
and location plan - REV D](#)

LEASE & LEGAL PACK

<u>Legal Notes</u>	<u>Index Map</u>
<u>Official Copy (Title Plan) - SY371830</u>	<u>Official Copy (Register) - SY371830</u>
<u>Local Authority Search</u>	<u>Official Copy (Title Plan) - SY371830</u>
<u>Special conditions of sale</u>	

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