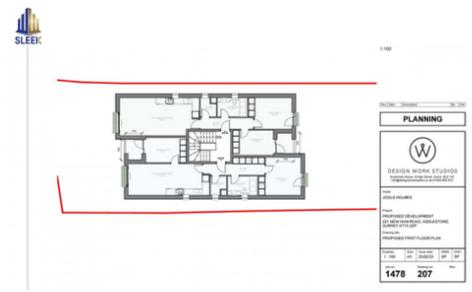


## Purchase at Auction



## Land on the west side of 221 New Haw Road Addlestone, Surrey, KT15 2DP

A site of approximately 4,980 sq ft with planning permission granted for four flats (3 x two bedroom, 1 x one

bedroom) with associated parking, well located for the Shopping and Recreational amenities of Addlestone and West Byfleet

Guide Price\*

**£200,000+**

## **Key Features**

- To be offered on Tuesday 27 January
- A site of approximately 4,980 sq ft
- Planning permission granted for four flat (3 x two bedroom and 1 x bedroom)
- Vacant possession
- Conveniently located for the amenities of Addlestone and West Byfleet

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## Acquisition Cost

Purchase Price	<b>£250,000</b>
Stamp Duty	<b>£12,500</b>
Agent's Fee (1.5%+vat )	<b>£5,700</b>
Legal Fee	<b>£4,500</b>
Misc	<b>£3,000</b>
Finance Cost for 12 months	<b>£24,375</b>
<b>Total Acquisition Cost</b>	<b>£300,075</b>

## Cash Investment Required

Cash Deposit 50%	<b>£125,000</b>
Associated Acquisition costs	<b>£25,700</b>
Interest if Retained	<b>£24,375</b>
Mobilization fund	<b>£20,000</b>
Professionals / B.R / Structural / QS / MS etc.	<b>£12,500.00</b>
<b>Total</b>	<b>£207,575</b>

# Profit



## Profit (Estimated)

<b>GDV</b>	<b>£1,500,000</b>
Development cost	£927,950
Acquisition Cost	£300,075
<b>Total Cost</b>	<b>£1,228,025</b>
<b>Gross profit</b>	<b>£271,975</b>

## Return on Investment

<b>ROI (Estimated)</b>	
Cash Invested	<b>£207,575</b>
Profit Earned	<b>£271,975</b>
Total ROI	<b>131%</b>
<b>Profit for JV Partner (50% share)</b>	<b>£135,988</b>

# GDV Appraisal



<b>Units Type (Flats)</b>	<b>Units</b>
Four flats (3 x two bedroom, 1 x one bedroom)	<b>04</b>
<b>Total Units</b>	<b>04</b>

## GDV Appraisal continued

### Gross Development Value (Collective)

<b>Units</b>	<b>Level</b>	<b>Description</b>	<b>Proposed Residential NSA m2</b>	<b>Value</b>
04	Ground & First	Four flats (3 x two bedroom, 1 x one bedroom)	250	£1,500,000
<b>Total:</b>		<b>Sale@ £6,000/m2</b>	<b>250</b>	<b>£1,500,000</b>

# DEVELOPMENT Loan & Budget



<b>Item</b>	<b>Description</b>	<b>Amount</b>
Legals	5% of Construction Cost	£34,250
Professionals / Architect	2% of Construction Cost	£13,700
Construction / Refurb	Collective Build cost	£685,000
Insurances	For building & Construction	£20,550
Section106 / CIL	Nil	£23,750
Inteste rolled up costs	15%	£113,025
Contingency	5% of Construction Cost	£37,675
<b>Total</b>		<b>£927,950</b>

# Disclaimer

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Valuations & Appraisals by Sleek are strictly estimates only and you should use them on that basis. The valuation Model analyses prices for equivalent properties sold or sold in the area. These properties may differ in ways that we do not or cannot consider. Valuations are subjective and based on market forces, which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before deciding whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffer due to relying on the valuations.

This includes not being liable for any loss of property, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.