



## Purchase at Auction



## Block B 33-49 Deptford Bridge, London SE8 4HH

Roof Space Development Opportunity with Planning Permission Granted

Planning granted for 2x 1 bedroom flats (see below)

Offered with Full Vacant Possession

Guide Price\*  
**£90,000+**

## **Key Features**

- Roof Space Development Opportunity with Planning Permission Granted
- Planning granted for 2x 1 bedroom flats (see below)
- Total proposed accommodation 99.48 sq m (1,071 sq ft)
- **Offered with Full Vacant Possession**

## **Description**

The property comprises a 999 year leasehold interest of the roof space. Planning permission is granted for the construction of a single storey roof extension to provide a new 3rd floor of 2x 1 bedroom flats of 533 & 538 sq ft respectively

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## Acquisition Cost

Purchase Price	<b>£135,000</b>
Stamp Duty	<b>£6,750</b>
Agent's Fee (1.5%+vat )	<b>£3,630</b>
Legal Fee	<b>£2,430</b>
Misc	<b>£1,620</b>
Finance Cost for 12 months	<b>£13,163</b>
<b>Total Acquisition Cost</b>	<b>£162,593</b>

## Cash Investment Required

Cash Deposit 35%	<b>£67,500</b>
Associated Acquisition costs	<b>£14,430</b>
Interest if Retained	<b>£13,163</b>
Mobilization fund	<b>£20,000</b>
Professionals / B.R / Structural / QS / MS etc.	<b>£6,750.00</b>
<b>Total</b>	<b>£121,843</b>

# Profit



## Profit (Estimated)

<b>GDV</b>	<b>£646,750</b>
Development cost	£357,603
Acquisition Cost	£162,593
<b>Total Cost</b>	<b>£520,195</b>
<b>Gross profit</b>	<b>£126,555</b>

## Return on Investment

<b>ROI (Estimated)</b>	
Cash Invested	<b>£121,843</b>
Profit Earned	<b>£126,555</b>
Total ROI	<b>103.9%</b>
<b>Profit for JV Partner (50% share)</b>	<b>£63,278</b>

# GDV Appraisal



<b>Units Type (Flats)</b>	<b>Units</b>
Roof Space Development (2x 1 bedroom flats)	<b>02</b>
<b>Total Units</b>	<b>02</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>
02	Roof Top	Roof Space Development	100	£646,750
<b>Total:</b>		<b>Sale@ £6,500/m2</b>	<b>100</b>	<b>£646,750</b>

# DEVELOPMENT Loan & Budget



<b>Item</b>	<b>Description</b>	<b>Amount</b>
Legals	5% of Construction Cost	£13,188
Professionals / Architect	2% of Construction Cost	£5,275
Construction / Refurb	Collective Build cost	£263,750
Insurances	For building & Construction	£7,913
Section106 / CIL	Nil	£9,453
Inteste rolled up costs	15%	£43,519
Contingency	5% of Construction Cost	£14,506
<b>Total</b>		<b>£357,603</b>

# Disclaimer

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