

Keynes MK14 6GB

A five bedroom detached bungalow, in need of modernisation, benefitting from off street parking, a rear garden and a portacabin, well located for the shopping and recreational amenities of Milton Keynes.

Vacant

Guide price: £205,000+

Key Features

- To be offered on Tuesday 9 December
- Five bedroom detached bungalow
- In need of modernisation
- Off street parking, a rear garden and a portacabin
- Well located for the amenities of Milton Keynes
- Ground Floor - Five Bedrooms, Kitchen, Dining Room, Lounge, WC, WC, Storage Room, Porch.
- Freehold

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Accommodation and Tenancy Schedule

Accommodation

Ground Floor - Five Bedrooms, Kitchen, Dining Room, Lounge, WC, WC, Storage Room, Porch.

Acquisition Cost

Purchase Price	£225,000
Stamp Duty	£11,250
Agent's Fee (1.5%+vat)	£5,250
Legal Fee	£4,050
Misc	£2,700
Total Acquisition Cost	£248,250

Cash Investment Required

Cash Purchase	£225,000
Stamp Duty	£11,250
Agent's Fee (1.5%+vat)	£5,250
Legal Fee	£4,050
Misc	£2,700
Consultant Fees (Approx)	£10,000
Total	£258,250

Profit



Profit (Estimated)

GDV	£524,000
Development cost	£113,479
Acquisition Cost	£248,250
Total Cost	£361,729
Gross profit	£146,060

Return on Investment

ROI (Estimated)	
Cash Invested	£258,250
Profit Earned	£146,060
Total ROI	58.8%
Profit for JV Partner (50% share)	£73,030

GDV Appraisal



Units Type (Flats)	Units
Ground Floor 05 Bedroom Bangalow	05
Total Units	05

GDV Appraisal continued

Gross Development Value (Collective)

Units	Level	Description	Proposed Residential NSA m2	Value
05	Ground Floor	Five-Bedroom Bungalow	131	£524,000
Total:		Sale@ £4,000/m2	131	£524,000

DEVELOPMENT Loan & Budget



Item	Description	Amount
Legals	5% of Construction Cost	£4,913
Professionals / Architect	2% of Construction Cost	£1,965
Construction / Refurb	Collective Build cost	£98,250
Insurances	For building & Construction	£2,948
Section106 / CIL	Nil	£0
Contingency	5% of Construction Cost	£5,404
Total		£113,480

SURVEYS & REPORTS

**063126.0001 -
Drainage & Water**

**7476716 Groundsure Groundsure
Screening
(0 - 15 ha)-0-15 ha**

7498835 EPC - 4 Woodhouse Court Stantonbury (EPC)

LEASE & LEGAL PACK

<u>7469289 Official Copy (Title Plan) - BM154920</u>	<u>7469290 Official Copy (Register) - BM154920</u>
<u>7469292 Official Copy (Transfer) 28.03.2013 - BM154920</u>	<u>7469293 Official Copy (Deed) 07.07.2014 - BM154920</u>
<u>7488611 Milton Keynes Council Official Local Authority Search Commercial (CON29R)</u>	<u>7507220 CPSE 7 - 4 Woodhouse Court.pdf</u>
<u>7508406 TP1 - 4 Woodhouse Court(Land Registry)</u>	<u>7508406 TP1 - 4 Woodhouse Court(Land Registry)</u>
<u>Special Conditions of Sale - 4 Woodhouse.pdf</u>	

floor plans & elevations

7458265 4 Woodhouse Court Adopted Highway

7458268 4 Woodhouse Court Disposal Plan 1 1250

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