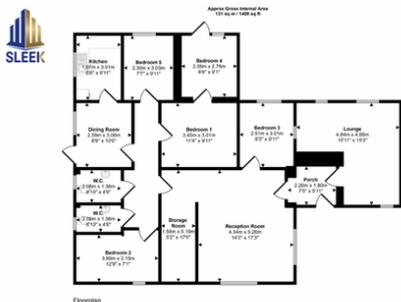




## Purchase at Auction



# 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

**[READ MORE](#)**

# Accommodation and Tenancy Schedule

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## **Accommodation**

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

## Acquisition Cost

Purchase Price	<b>£225,000</b>
Stamp Duty	<b>£11,250</b>
Agent's Fee (1.5%+vat )	<b>£5,250</b>
Legal Fee	<b>£4,050</b>
Misc	<b>£2,700</b>
Finance Cost for 12 months	<b>£21,938</b>
<b>Total Acquisition Cost</b>	<b>£270,188</b>

## Cash Investment Required

Cash Deposit 35%	<b>£78,750</b>
Associated Acquisition costs	<b>£23,250</b>
Interest if Retained	<b>£21,938</b>
Mobilization fund	<b>£20,000</b>
Professionals / B.R / Structural / QS / MS etc.	<b>£11,250.00</b>
<b>Total</b>	<b>£155,188</b>

# Profit



<b>Profit (Estimated)</b>	
<b>GDV</b>	£524,000
Development cost	£129,690
Acquisition Cost	£270,188
<b>Total Cost</b>	£399,878
<b>Gross profit</b>	<b>£124,123</b>

## Return on Investment

<b>ROI (Estimated)</b>	
Cash Invested	<b>£155,188</b>
Profit Earned	<b>£124,123</b>
Total ROI	<b>80.0%</b>
<b>Profit for JV Partner (50% share)</b>	<b>£62,061</b>

# GDV Appraisal



<b>Units Type (Flats)</b>	<b>Units</b>
Ground Floor 05 Bedroom Bangalow	<b>05</b>
<b>Total Units</b>	<b>05</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>
05	Ground Floor	Five-Bedroom Bungalow	131	£524,000
<b>Total:</b>		<b>Sale@ £4,000/m2</b>	<b>131</b>	<b>£524,000</b>

# DEVELOPMENT Loan & Budget



<b>Item</b>	<b>Description</b>	<b>Amount</b>
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
Inteste rolled up costs	15%	£16,211
Contingency	5% of Construction Cost	£5,404
<b>Total</b>		<b>£129,690</b>

# SURVEYS & REPORTS

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**063126.0001 -  
Drainage & Water**

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

**7498835 EPC - 4 Woodhouse Court Stantonbury (EPC)**

# floor plans & elevations

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**[7458265 4 Woodhouse Court Adopted Highway](#)**

**[7458268 4 Woodhouse Court Disposal Plan 1 1250](#)**

## LEASE & LEGAL PACK

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