



**LETS BUILD**

Contact chris:

info@letsbuileproperty.co.uk

07944 281 298

[www.letsbuildproperty.co.uk](http://www.letsbuildproperty.co.uk)



### The Project

An exciting development opportunity in an excellent location within a city close to the most coveted schools in the area

The site is approx 0.878 acres will support 10 four bedroom detached properties and possibly more.

The site has outline consents and is open to the imagination regarding the layout and property design.

## Feasibility

### Costs

Land — £645,000

SDLT—£41,600

CIL— around £20,000 (£20 per sqm)

Professional fees— £30,000

Build Costs—£1,400,00  
(approximately, based on 11,000 sqft gross internal area build)

**Total = £2,136,600**

### GDV

Based on current new build projects within a 2 mile radius of the proposed site, 3 and 4 bedroom properties could achieve.

3 bed—£300,000

4 bed—£350,000

A minimum Gdv for this project would be £3,000,000

**Profit = £863,400 (29%)**

This preliminary study indicates this project could achieve a minimum of 29% Profit. Based on GDV of £3,000,000 This is a very conservative GDV figure and the profit after a full report has been produced is likely to be higher