



**LETS BUILD**

# JOINT VENTURE PROPOSAL

# FORMBY

FORMBY BEACH

SQUIRREL RESERVE

FRESHFIELD STATION

FORMBY GOLF CLUB

AINSDALE PINEWOODS  
AND BEACH

FORMBY GOLF  
RESORT & SPA

FORMBY BYPASS

RAF WOODVALE

**The  
Piggeries**

THE SPARROWHAWK

# An Exciting Opportunity, in an Extremely Desirable Location!

Formby is considered to be the jewel of Merseyside, a highly affluent and sought after location where the rich & famous can often be found residing. Situated approx. 12.8 miles from the vibrant & historical maritime city of Liverpool and only approx. 8 miles from the M57 motorway with commuting links into Manchester & Warrington.

Formby is an extremely affluent area of Merseyside along with neighboring Freshfield. There is an abundance of luxury residences which are populated by high profile home owners. Situated on Southport Old Road, the resort is easily accessible from the M57 motorway via the A565. The new Broom's Cross Road (A5758) will link the M57 motorway to A565 Formby By-Pass which is the main arterial route from Liverpool to Southport. The nearest train station is Freshfield which is approximately 2 miles distant and has excellent connectivity via Liverpool Central Station. Woodvale Air Field is situated on the opposite side of the A565 Formby By-Pass offering potential for private landings adjacent to the resort.

## Partnerships that Pay!

**We are offering you the chance to be part of this exciting project. With lending in place and an offer already accepted, all that is required is an equity partner to join the team. The project needs only £300,000 to get started. And due to attractive returns, we are expecting a lot of interest in this one**

**On offer is an astonishing 100% minimum return which could be negotiated higher. We anticipate that this project will be complete and all properties sold within 12 months. That equals a 100% + minimum and fixed return within 12 months!**

**Now Lets get into the numbers on the next page.**



**Join the Team**

**BUILD 7 SUPERIOR LUXURY  
HOMES**



**LETS BUILD**

**Partner with a great team that has over 40 years construction industry experience**

**There is an experienced legal team waiting to manage your agreement and everything is in place so that you can be secure in any partnership.**

## The Numbers

<b>GDV</b>	<b>£4,775,000</b>
<b>Development Profit</b>	<b>£1,179,600</b>
<b>Total Costs including Debt</b>	<b>£3, 595,540</b>
<b>Purchase Price</b>	<b>£1,100,000</b>
<b>Profit on Costs (post finance)</b>	<b>33 %</b>
<b>Profit on GDV</b>	<b>25%</b>
<b>Total Loan Facility</b>	<b>£2,952,426</b>
<b>Total Equity Required to satisfy debt</b>	<b>£236,195</b>

Build costs have been estimated to be approximately £140 per sqft and a contingency of 10% is factored in to the total.

## Accommodation Schedule

Type	Beds	Sq ft	Sale Price	£ psf
semi	4	2152	£600,000	£278
semi	4	2152	£600,000	£278
detached	4	2152	£725,000	£336
detached	4	2152	£725,000	£336
detached	4	2152	£725,000	£336
semi	4	2421	£700,000	£289
semi	4	2421	£700,000	£289
<b>Total/average</b>		<b>15602</b>	<b>£4,775,000</b>	<b>£306</b>

The Gross Development Value (GDV) provided is a very conservative figure and we fully expect this scheme to achieve £5,000,000 + once complete

£300k  
Funds

100%+  
Return

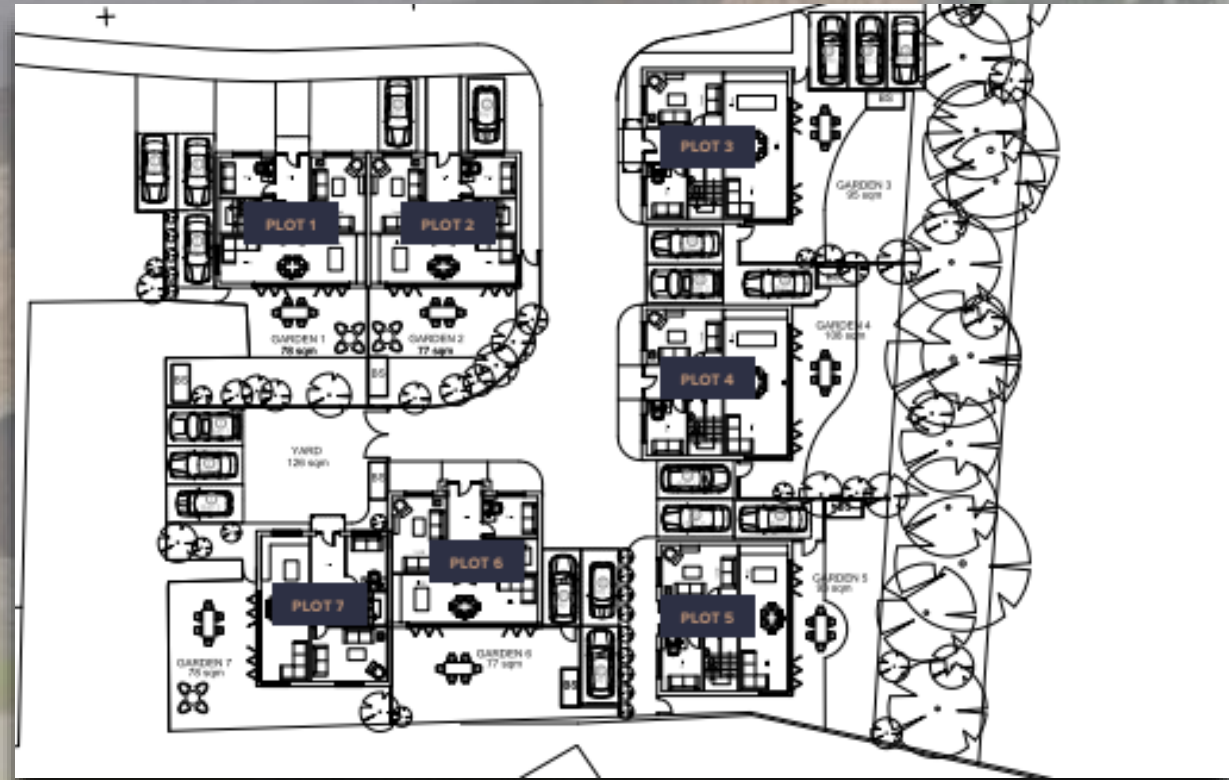
12  
Months

Planning consent has been granted for the construction of 7 superior luxury homes. The site plan has already been designed. All that remains to be determined is the reserved matters

### The lay out



### Site Plan



Today's Plans, Tomorrow's Projects!

**THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR FURTHER  
INFORMATION PLEASE CONTACT THE DETAILS BELOW**

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