

Huddersfield



LETS BUILD

DEVELOPMENT FOR SALE



LETS BUILD

Today's Plans, Tomorrow's Projects

For Sale is an exciting new project to develop a mixture of Luxury homes and apartments in Almondbury, Huddersfield, West Yorkshire. The 1.544 Acres of freehold land presents an exceptional opportunity for you to develop this stunning site. Situated in a popular residential area in the south east of Huddersfield. The site is offered for sale with full planning permission for 27 residential units

Construction costs have been estimated at £99 per sqft Including a 10% Contingency. There is no affordable housing or section 106 payable. There is a separate figure of £200,000 for anomalies factored into the overall costs as the site is situated on a hill.

The Numbers 27 units

GDV	£6,755,000
Development Profit Post Finance	£1,371,622
Development Profit Pre Finance	£1,799,720
Total Cost incl finance	£5,383,377
Profit on GDV pre finance	26.64%
Profit on Costs pre finance	36.32%
Acquisition costs including stamp duty.	£412,000
Total Net loan facility LTGDV	£3,962,651
Equity required financed	£992,627



Today's Plans, Tomorrow's Projects

- *Full planning has been granted for this 27 unit development.*
- A range of stylish 2 - 5 bedroom homes and apartments are designed to offer the maximum space for their footprint. Each home will benefit from the style, space and flexibility that will give superb value for money.
- This new-build development is located within a mile of one of Yorkshire's oldest historic villages, which is steeped in fascinating local history. Pre-dating the Norman Conquest and possesses a distinct personality of its own
- Perfectly situated alongside a range of local amenities and schools. There are also great links to both stunning countryside retreats and close by bustling northern powerhouse cities.



LETS BUILD



LETS BUILD

Accommodation Schedule

	Type	Sq ft	Beds	Sale Price	£ p Sqft
1	3 Storey Semi Detached	2356	5	£350,000	£148.56
2	3 Storey Semi Detached	2356	5	£350,000	£148.56
3	3 Storey Semi Detached	2356	5	£350,000	£148.56
4	3 Storey Semi Detached	2356	4	£350,000	£148.56
5	3 Storey Semi Detached	2356	4	£350,000	£148.56
6	3 Storey Detached	1892	4	£300,000	£158.56
7	3 Storey Detached	1892	4	£300,000	£158.56
8	3 Storey Mid Terrace	1613	3	£265,000	£164.29
9	3 Storey Semi Detached	1454	3	£260,000	£178.82
10	3 Storey Semi Detached	1454	4	£270,000	£185.69
11	3 Storey Semi Detached	1454	4	£270,000	£185.69
12	3 Storey Semi Detached	1454	3	£260,000	£178.82
13	3 Storey Semi Detached	1454	3	£260,000	£178.82
14	3 Storey Semi Detached	1454	3	£260,000	£178.82



LETS BUILD

Purchase Price

**£15,000
Per plot**

Accommodation Schedule Cont

	Type	Sq ft	Beds	Sale Price	£ p Sqft
15	3 Storey End Terrace	1438	3	£250,000	£173.85
16	3 Storey End Terrace	1438	3	£250,000	£173.85
17	3 Storey Semi Detached	1346	3	£250,000	£185.74
18	3 Storey Semi Detached	1346	3	£250,000	£185.74
19	3 Storey Semi Detached	1346	3	£250,000	£185.74
20	3 Storey Semi Detached	1346	3	£250,000	£185.74
21	2 Storey Semi Detached	1188	3	£225,000	£189.39
22	2 Storey Semi Detached	1188	3	£225,000	£189.39
23	Apartment	851	3	£140,000	£164.51
24	Apartment	851	3	£140,000	£164.51
25	Apartment	630	2	£120,000	£190.48
26	Apartment	630	2	£120,000	£190.48
27	Apartment	630	2	£120,000	£190.48
	Totals	39835		£6,755,000	£170

Please note, this is an indicative, illustration of the suggested scheme for this project. All statements and figures are estimates. They are used for illustration purposes only.

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

**** Disclaimer - Figures are estimates taken from our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this email or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. ****

Contact Christopher Gaskin

www.letsbuildproperty.co.uk

chris@letsbuildproperty.co.uk

Land Line +44 (0) 1274 296823

Mobile +44 7944 281 298



LETS BUILD