



LETS BUILD

Ashburton

JOINT VENTURE PROPOSAL





LETS BUILD

Today's Plans, Tomorrow's Projects!

What an exciting opportunity! This project can produce 65% + Returns and is in need of a Joint Venture Partner. We are offering you the chance to be part of this amazing scheme, and partner with a great team that has over 20 years experience in the construction industry,

All that is required on this exclusive development is an equity partner to join the team. With returns as attractive this, we are expecting a lot of interest in this one.

The Numbers

GDV	£7,059,000
Development Profit	£2,071,000
Total Costs	£4,988,000
Purchase Price	£800,000
Profit on Costs (pre finance)	41.52%
Profit on GDV (pre finance)	29.34%
Total Equity Required to satisfy debt	£400,000

Build costs have been estimated to be approximately £144 per sqft and a contingency of 10% is factored in to the total.

Accommodation Schedule

Type	Units	Beds	Sq ft	Sale Price Per Unit	£ psf
House	x 16	3	1076.3	£299,000	£277.8
House	x 7	2	861.1	£225,000	£261.2
Apartment	x 4	1	538.1	£110,000	£204.4
Apartment	x 2	2	645.8	£130,000	£201.3
	29		26684	£7,059,000	

The Gross Development Value (GDV) provided is a very conservative figure and we fully expect this scheme to achieve £7,059,000 + once complete

**65% +
Return**

Planning consent has been granted for the construction of 23 homes and 6 apartments in an exclusive and private cul de sac of Ashburton. The site is located in the heart of South Devon and is situated only 20 minutes drive from coastal resorts of Torbay and South Hams. It lies between the cities of Plymouth and Exeter making it easily accessible for Motorway, rail networks and local airports. The site plan has already been designed and comes with a 3 year build plan.

**36
Months**

The lay out



**Does it
Get any
BETTER?**

Site Plan



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.

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

Contact Christopher Gaskin

www.letsbuildproperty.co.uk

chris@letsbuildproperty.co.uk

Land Line +44 (0) 1274 296823

Mobile +44 7944 281 298



LETS BUILD