



LETS BUILD

**LAND
FOR SALE**

**Planning Permission in place
for 120 apartments**

**BRADFORD,
BAILDON**





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Lets Build are happy to present you with this exclusive and attractive opportunity. For sale is a plot of land that pleasantly sits alongside the river Aire and benefits from being close to local amenities whilst situated away from any main roads or housing estates in a secluded location. Planning permission has already been granted for the erection of a 5 storey block that will house 120 Luxury apartments.

This particular project is attractive to both build to rent and build to sell developers. With good profit margins and high rental yields, there are multiple exit strategies to be explored.

Please see a breakdown of both options below

**Average resale
value
£283 per sqft**

ESTIMATED VALUATIONS

80 x 1 BEDS £125,000

40 x 2 BEDS £160,000

BUILD TO SELL – THE NUMBERS

Estimated GDV	£16,400,000
Estimated Development Profit	£3,223,097
Estimated Total Cost incl finance	£13,176,903
Estimated Profit on GDV pre finance	23.72%
Estimated Profit on Costs post finance	31.09%
Acquisition Costs	£1,523,750
Estimated Total loan facility (65% LTGDV)	£10,660,000
Estimated Equity required financed	£2,516,903

Construction costs have been estimated at £154 per sqft and that includes a 10% contingency



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Today Plans, Tomorrows Projects!

BUILD TO RENT

ESTIMATED VALUATIONS

1 BEDS £650 pcm

2 BEDS £800 pcm

Type	Sq ft	Acquisition price	Annual rental Income	Gross Yield (No debt)	Net Yield Incl NOC @ 15% (No debt)	Net Surplus Income – Financed Model	ROCE Financed With a 25% Deposit
80 x 1 Bed Apartment	38,000	£8,717,875	£624,000	7.16%	6.08%	£334,247	15.7%
40 x 2 Bed Apartment	21,000	£4,491,027	£324,000	8.55%	7.27%	£225,351	20.16%
Average/Total	59,000	£13,208,903	£948,000	7.855%	6.67%	£559,598	17.93%

The numbers outlined in this document are suggestive only. This is an indicative illustration of what is achievable on this project. The scheme can be amended and restructured to suit you at your discretion. There is an affordable homes inclusion of 15 apartments. These apartments will have a total sales value of £788,000 which has been reflected in the estimated costs. We have allowed £1,000,000 to supplement the reduced price of the 15 apartments



Today's Plans, Tomorrow's Projects

- *Full planning has been granted for this 120 apartment development.*
- A range of stylish 1 & 2 bedroom apartments are designed to offer the maximum space for their footprint. Each home will benefit from the style, space and flexibility that modern tenants desire at superb value for money.
- This site will have residents enjoying wonderful views of the local river, with also easy access to a fabulous range of amenities and close by facilities.
- With the rapid expansion of the neighboring city of Leeds coupled with a total population of over 500,000 in Bradford. , this site will be in high demand with professionals who are looking for luxury accommodation. The city boasts thriving industries, excellent job opportunities and great commuter links nearby, creating a high demand for housing



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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. ****

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