



LETS BUILD

**LAND
FOR SALE**

WIGAN





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Today's Plans, Tomorrow's Projects

Land For Sale Wigan – We have a mixed Residential development, comprising of a Hotel conversion into 10 Luxury apartments, 9 new build homes and 12 New build apartments.

The project not only offers an attractive profit on GDV it also has the potential to provide a great rental yield. As a Build to Rent scheme on the apartments

The Numbers 31 units

GDV	£5,597,500
Development Profit	£1,1015,930
Total Cost incl finance	£4,581,569
Profit on GDV pre finance	22.21%
Profit on Costs post finance	22.17%
Acquisition costs	£785,000
Total loan facility	£3,638,375
Equity required if Financed	£943,194

Build costs have been estimated to be on average approximately £122 per sqft and incl contingency of 10% across the whole scheme.



Today's Plans, Tomorrow's Projects



- *Major outline planning has been granted for this mixed unit 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.*
- *There are also 8 spacious 4 bed semi detached homes with 1 detached unit*
- *There is an option to develop and sell the homes then build, refinance and hold the apartments. It is an attractive strategy, which has a massive potential return of 19% ROCE per annum.*
- *We have a list of local comparable properties and our view is that this is an attractive scheme for the right developer.*



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Accommodation Schedule

Type	Bed	Sq ft	Sale Price	£ psf
Apartment Conversion	2	1284.2	£140,000	£109
Apartment Conversion	2	1182.9	£140,000	£118
Apartment Conversion	2	688.9	£120,000	£174
Apartment Conversion	2	600	£120,000	£200
Apartment Conversion	1	456.4	£90,000	£197
Apartment Conversion	1	442.4	£90,000	£204
Apartment Conversion	2	886	£125,000	£141
Apartment Conversion	1	586.6	£95,000	£162
Apartment Conversion	1	460.7	£90,000	£195
Apartment Conversion	1	448.8	£90,000	£200
Total		7036.9	£1,100,000	

This Scheme is not set in stone, this is an indicative illustration of what is achievable on this project. The scheme can be amended and restructured to suit the developer at their discretion. There is an affordable homes inclusion of 5 apartments which has been reflected in the estimated costs.



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Accommodation Schedule

Type	Bed	Sq ft	Sale Price	Sale Price incl Affordable Housing	£ psf
New Build Apartment	2	642.6	£135000	£94,500	£147
New Build Apartment	2	642.6	£135,000	£94,500	£147
New Build Apartment	2	642.6	£135,000	£94,500	£147
New Build Apartment	2	642.6	£135,000	£94,500	£147
New Build Apartment	2	642.6	£135,000	£94,500	£147
New Build Apartment	2	642.6	£135,000	£135,000	£210
New Build Apartment	2	652.3	£135,000	£135,000	£207
New Build Apartment	2	652.3	£135,000	£135,000	£207
New Build Apartment	2	652.3	£135,000	£135,000	£207
New Build Apartment	2	647	£135,000	£135,000	£209
New Build Apartment	2	647	£135,000	£135,000	£209
New Build Apartment	2	647	£135,000	£135,000	£209
Total		7754	£1,620,000	£1,417,500	

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Accommodation Schedule

Type	Bed	Sq Ft	Sale Price	£ psf
New Build Semi Detached	4	1257.2	£340,000	£270
New Build Semi Detached	4	1257.2	£340,000	£270
New Build Semi Detached	4	1257.2	£340,000	£270
New Build Semi Detached	4	1257.2	£340,000	£270
New Build Semi Detached	4	1257.2	£340,000	£270
New Build Semi Detached	4	1257.2	£340,000	£270
New Build Semi Detached	4	1257.2	£340,000	£270
New Build Semi Detached	4	1257.2	£340,000	£270
New Build Detached	4	1257.2	£360,000	£286
Total		11314.8	£3,080,000	

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

Lets build fee's 2% of Acquisition cost which are included in the total costs

**** 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



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