



LETS BUILD



FOR SALE

BRADFORD



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Today's Plans, Tomorrow's Projects

For Sale is an exciting development opportunity to convert a mansion into 24 high end spacious apartments in Bradford. As previous use as a care home the property has a variety of alternative uses which are subject to planning permission been granted.

Lets Build are offering you the chance to be part of this amazing project. This scheme offers a very attractive profit on GDV as a renovate to sell model. Located in a highly sought after area, which offers excellent road and rail links to other West and North Yorkshire business centres.

The Numbers 24 units

Numbers no Finance

GDV	£4,560,000
Estimated Development Profit	£1,229,182
Estimated Total Cost	£3,330,818
Profit on Costs pre finance	37%
Profit on GDV pre finance	27%
Purchase Price	£1,020,000

Numbers Incl Finance

GDV	£4,560,000
Estimated Development Profit	£1,043,932
Estimated Total Cost	£3,516,068
Profit On Costs Post finance	30%
Profit On GDV Post Finance	23%
Purchase Price	£1,020,000
Equity required	£552,068

****The numbers outlined in this document are suggestive only. This is an indicative illustration of what is achievable on this project****



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- A Substantial Grade II Listed Former Care Home Premises providing a total of 48-bedrooms together with communal facilities and located in a Prestigious position. The property is considered suitable for a variety of uses subject to appropriate planning permissions being granted
- The suggested scheme comprises of 24 large, 2 bedroom apartments which are designed to offer the maximum space for their footprint
- The mansion, comprises a former care home building, arranged over ground, first and second floors. The building also included an area of cottages, which have subsequently been redeveloped and are not included within the sale.
- Buyers have the option of changing the scheme as the building has a variety of options for use, e.g. residential, office space or hotel. The site includes a substantially sized car park and gardens
- The property is held on a long leasehold basis. It is held for a term of 125 years from 31st August 1994 having just over 100 years unexpired at a peppercorn ground rent. Copies of the appropriate leasehold documentation are available upon request.



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Accommodation Schedule

Type	Bed	Sq ft	Sale Price	£ Psf
Apartment	2	900	£190,000	£211
TOTAL				
Apartments x24	2 beds	21,600 sq ft	£4,560,000	£211
Total Building Area Approx. 25,000 sq ft				

Construction costs have been estimated at £75 per sqft including a contingency of 10%

The suggested scheme comprises of 24 spacious, 2 bedroom apartments which are designed to offer the maximum space for their footprint. The numbers and design 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

The vendors architects have prepared a series of draft schemes showing a number of alternative potential redevelopments for apartment use which are available upon request for information purposes only

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

Lets build fees are included - 2% of Acquisition cost

**** Disclaimer - Figures are estimates taken with 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 document or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. All images are for illustration purposes only****

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