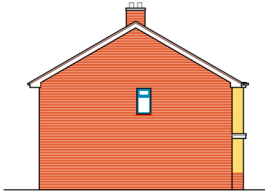
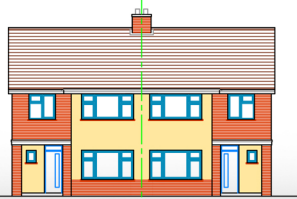


SADDLERS ARMS, WALSALL



North Elevation



West Elevation

About this project:

We acquired this freehold site and purchased using our own funds at a net value of £92.5k having the benefit of outline planning permission for options of housing or flats.

Our figures:

TOTAL GDV	£540,000.00
PURCHASE	£92,500.00
DEVELOPMENT COST	£254,546.61
PROFESSIONAL FEES	£17,480.29
SALES & MARKETING	£10,600.00
PROFIT (32.50%)	£164,873.10

We have gained full planning permission having assessed the best needs for the area and best fit of housing type of the site to maximise build options, local need and GDV from the land size and boundary lines.

This has produced two semi-detached 3 bedroom homes with a GIA of 94sm each, ground floor open plan living areas and large landscaped gardens and ample parking.

Contact Andrew Carter

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