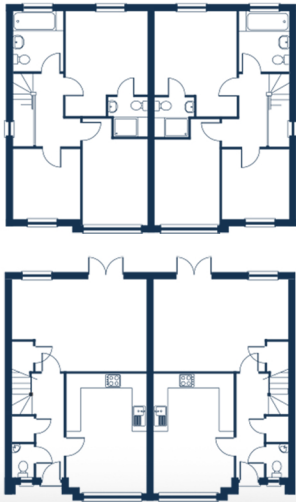


SADDLERS ARMS, WALSALL



About this project:

We secured this freehold site using our own capital at a net purchase price of £92,500. With outline planning already in place for residential use, we carried out a detailed assessment to determine the most suitable scheme—balancing local housing needs, optimal site usage, and maximum GDV potential.

Through strategic planning and design, we achieved full planning permission for two high-quality, semi-detached three-bedroom homes, each with a GIA of 94 sqm. The layout features open-plan living spaces on the ground floor, generous landscaped gardens, and ample off-road parking—delivering homes that are not only functional and desirable but also reflect Kingsmen’s commitment to lifestyle-led development and lasting value.

Our figures:

TOTAL GDV	£560,000	PROFESSIONAL FEES	£17,560
PURCHASE	£92,500	SALES & MARKETING	£10,900
DEVELOPMENT COST	£263,267	PROFIT (31.40%)	£175,773

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