



WHITE HORSE, CHESLYN HAY

We have 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.

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

Private investor funding for the purchase has now been repaid.

This has produced a three terraced house scheme of a GIA of 114sm each, master bedroom with en-suite and two further bedrooms with master bathroom, ground floor open plan living area to the ground floor with the benefit of a deeper site allowing a deeper ground floor footprint for added living space and large landscaped gardens and ample parking.

TOTAL GDV	£650K
TOTAL BUILD COST	£453.8K
LAND	£92.5K
NET PROFIT	£103.7K

Find out more at:

www.kingsmen1947.co.uk

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