



CLEVELAND STREET, DONCASTER

Cleveland Street is situated in a prominent location in Doncaster town centre. The Development is close to the new Civic and Cultural Quarter, resulting in the residents benefitting from the continuous regeneration taking place in Doncaster.

Once the development has completed it will contain 14 1-bedroom apartments finished to a high standard on the upper floors, the ground floor space will be 2 modernized commercial units in a great location for passing trade in the town centre.

Purchase Price: £670,000.00
Development Cost: £420,000.00
Overall Cost: £1,090,000.00
Gross Development Value: £1,400,000.00



CROWN BUILDINGS, ST HELENS

The subject property is situated off the town centre of St Helens close to the town centre shopping areas, making this ideal for town centre living. The opportunity comprises of an office building constructed in three blocks known as North, East and South blocks around a central car park. This site also offers the potential to add new build apartments to the scheme, the end product will provide 55 one and 2 bed apartments finished to a high standard within the existing building space. The new build potential will add an additional 57 one bed apartments to the scheme, making the residential figure to 112 high end units available to rent in the town centre.

Purchase Price: £1,736,000.00
Development Cost: £5,503,000.00
Overall Cost: £7,239,000.00
Gross Development Value: £10,945,000.00



YORKSHIRE HOUSE, BARNSELY

This building is in the heart of Barnsley on the busy high street. Close to all shops and various methods of transport, this property is perfect for the locals. The property is a 3-story commercial block containing 5 self-contained retail premises on the ground floor and 2 floors of town Centre office space above. Upon completion of the development the upper floors will become 19 1 & 2 bed apartments finished to a high standard providing town center accommodation. The commercial units will be retained on the ground floor providing a secure and steady income stream alongside the residential aspect.

Purchase Price: £872,000.00
Development Cost: £546,000.00
Overall Cost: £1,418,375.00
Gross Development Value: £1,775,000.00

