



**Property Ref: A123**

**Date: 01/01/21**

**siteline**  
Properties



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# Risk Warning

Investing involves risk, including loss of capital and illiquidity and it should be done only as part of a diversified portfolio. Investing into this property project is only available to those who understand these risks. This is a high-risk investment and much riskier than a savings account.

Any losses from this, or any, supplied investment opportunity are not eligible for compensation from the Financial Services Compensation Scheme (FSCS).

All investment activities take place within the United Kingdom, and any person resident outside the United Kingdom should ensure that they are not subject to any local regulations before investing.

If you have any doubt about the suitability of investing in this, or any, opportunity, you should seek advice from an appropriately qualified professional.

Property descriptions and related information displayed on these pages are marketing materials provided by the vendor and Siteline Properties Ltd does not warrant or accept any responsibility for the accuracy or completeness of the property descriptions or related information provided here and they do not constitute the full property particulars.

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# Property Summary

Property address		Property Summary	
Date introduced	13-Apr-21	Current use	Vacant
Property address	New House	Mixed uses	PA granted for Resi
	Only Way	Number of floors	2
	Old Town	Tenure Freehold/Leasehold	Freehold
		Total sq.ft. NIA/GIA	GIA 37095.44
Postcode	OX4 7FD	Tenancy schedule	None
		Current passing rent	None
<b>Vendor details:</b>		Market rent (fully occupied)	TBC
Name	New Co	Lease length	NA
Personal or Ltd Co.	Ltd Co	Conservation Area	No
SPV owns other property?	0	Flood Zone	Yes - Minor Flood risk
Purchase date	09-Jan-95	Listed	No
Price paid	Unknown	Planning	Yes PA 2020
		<b>Potential GDV</b>	
		Potential GDV	£12,287,949.00
<b>Financial details:</b>			
ON or OFF market for sale?	Off		
How long on market	NA		
Any offers	Unknown		
Asking price	£6,000,000		
Target purchase price	£5,500,000		
Has it been to auction?	No		
Any Arrears	Unknown		
VAT	Yes		

Note: The illustrated projected GDV is for illustrative purposes only and should not be deemed as financial advice or projections. Please conduct your own due-diligence and seek relevant expert advice.

# Proposal Summary - Guide Price £??

Summary	
GDV	£12,287,949.00
Development Costs	£4,096,372.50
Developer Profit Target (%)	20%
Developer Profit Target (£)	£2,457,589.80
Target Purchase Price	£5,733,987.00

## Potential Options:

1. Development & Sell
2. Develop split titles and sell upper parts
3. Develop and hold for income
4. Develop split titles sell uppers and hold commercial for income

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# Comparables - Residential

Sales	Units	Beds	Ext' space	sqft	sqm	Value	£ PSF	Total sqft	Total Sqm	Total Vals	Date of Last sale
15 Cherry Way Horton Slough SL3 9PU	1	1 bed 1 bath	Yes	414.8	38.6	180,00	433.94	415	38.6	180,000	01/06/2020
3 IBBOTSON COURT POYLE ROAD	1	2 Bed 1 Bath	Yes	398	37.0	180,000	451.96	398	37	180,000	10/04/2019
46 Vicarage way Colnbrook Slough SL3 ORE	1	2 Bed 1 Bath	Yes	616.26	57.3	250,000	405.67	616	57.3	250,000	08/02/2019
<b>Totals</b>				<b>476</b>	<b>44</b>	<b>215,000</b>	<b>431</b>				
For Sale @ Righmove	Units	Beds	Ext' space	sqft	sqm	Value	£ PSF	Total sqft	Total Sqm	Total Vals	On market
Rodney Way Colnbrook SL3 > 0.19 Miles	1	2 bed 1 bath	Yes	871	80.9	275,000	315.72	871	80.9	275,000	20/04/2021
Vicarage Way Colnbrook SL3 > 0.78 Miles	1	2 bed 1 bath	Yes	602	56	265,000	440	602	56	265,000	20/04/2021
Coleridge Cres Colnbrok > 0.31 Miles	1	2 bed 1 bath	Yes	713	66.2	279,950	392.63	713	66.2	279,950	20/04/2021
<b>Totals</b>				<b>729</b>	<b>68</b>	<b>273,317</b>	<b>383</b>				

## Summary

The above data was sourced using various on line tools to establish a guide price for both sold and currently for sale properties within a specified radius of the property.

The shown examples were all found within approx. 1 mile of the property and reflect matching, or similar, facilities, including outside spaces, car parking etc.

The sizes of the properties are also reflective of the potential development proposed and, therefore, mirror the psqft rates currently being charged for similar properties.

Siteline Properties Property Investments have utilised a number of industry standard platforms to research and carry out a thorough due diligence on all potential deal opportunities, prior to sharing with customers, including Costar, Nimbus Maps and Property Data UK. However, we strongly advise that you conduct your own research and seek advice from an appropriately qualified professional before making any investment.

# Opportunity Summary

**Siteline Properties have conducted a robust level of due diligence with the following conclusions:**

- Plot lies in a affluent area with high residential values and strong demographic.
- Location is near public transport and quick links into London
- Demand in the area for young professional looking outside the city
- Opportunity to develop and build out into upper parts for increase in dwellings
- Lease on commercial unit expires in 2023
- Opportunity to negotiate extension to increase value.

## **Potential strategies and Exits**

1. Development & Sell
2. Develop split titles and sell upper parts
3. Develop and hold for income
4. Develop split titles sell uppers and hold commercial for income

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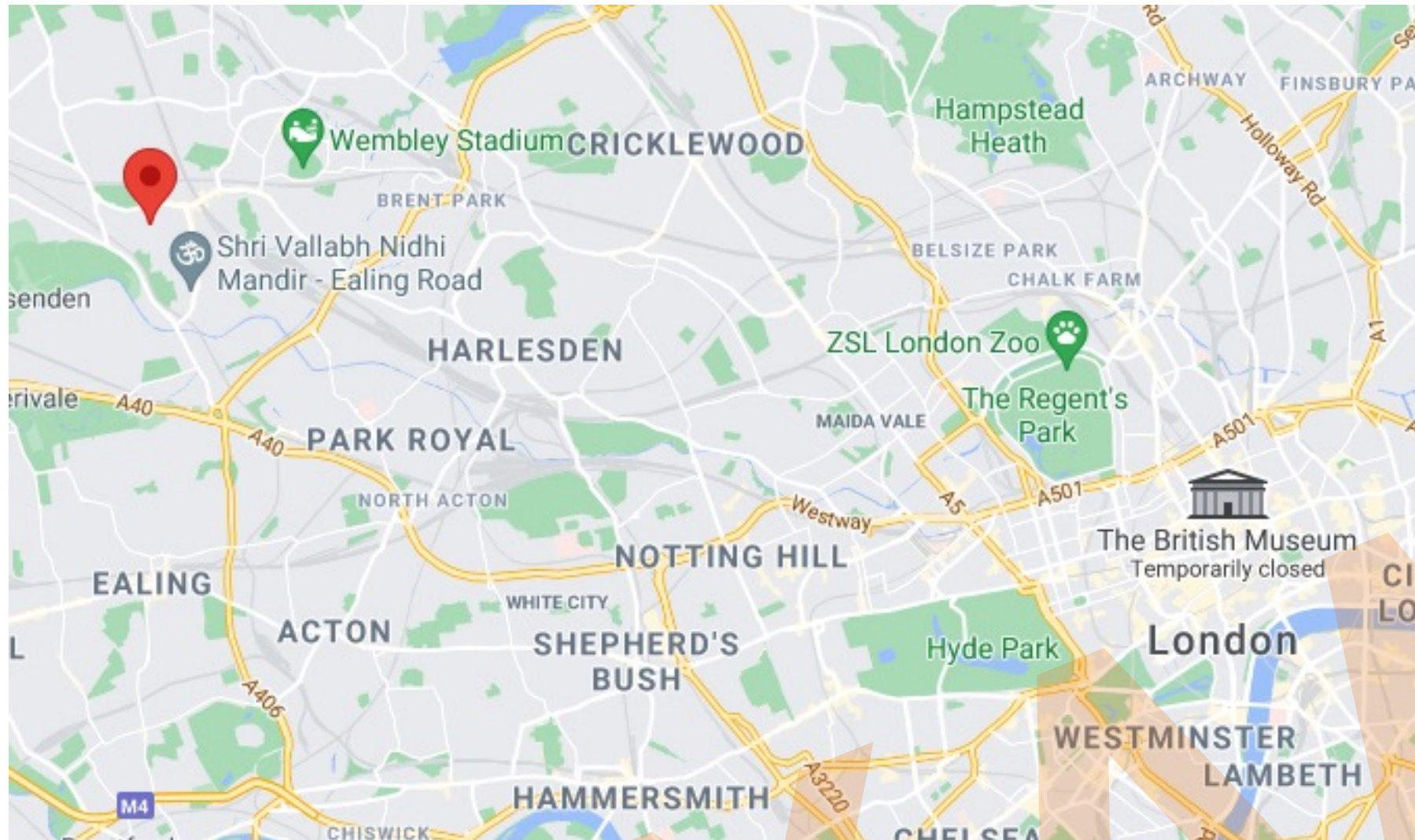
# Property Images



Summary of property alongside imagery of building and area.



# Location



## North West London

Approx 0,5 miles North East of Wembley Stadium

Blackbird Hill ( A4088) an arterial road through north west London

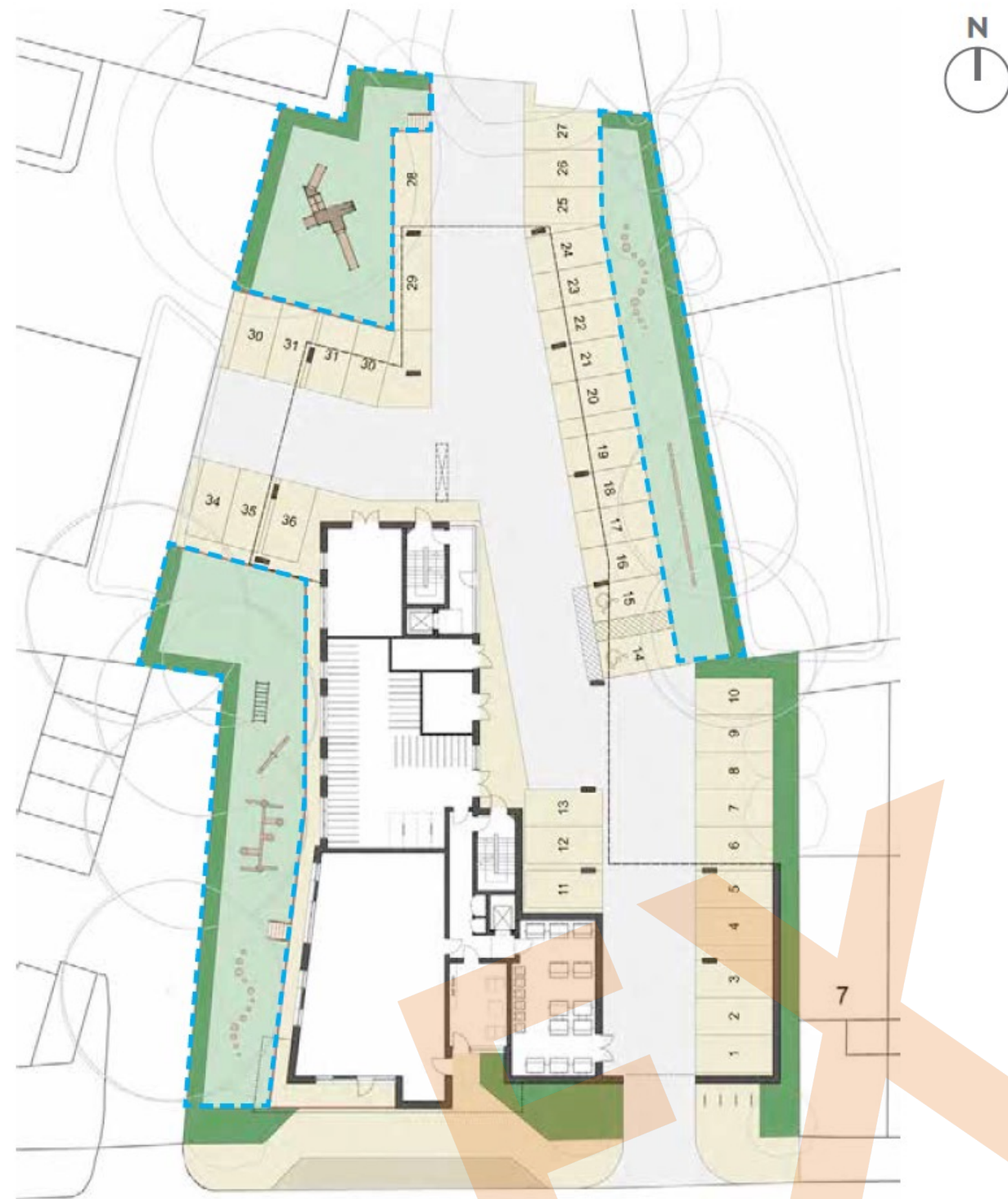
Good transport links – Bus and Rail services within walking distance

0.245 Hectare site is, currently, redundant after existing school buildings were demolished under prior notification in 2018





# Development Design Plans



Typical 1 bed 2 person apartment  
50sqm / 538sqft



Typical 2 bed 3 person apartment  
61.8sqm / 665sqft



Typical 3 bed 4 person dual aspect apartment  
75.3sqm / 810sqft

Figure 7.3: Example of typical proposed apartment layouts

Ground Floor footprint

Typical Apartment plans

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# Development Images



A detailed planning application to redevelop the site has been submitted for the following:  
Construction of a single building to provide 57 residential units  
( use class C3, and flexible commercial/ community use floor space ( within use class D1), car and cycle parking, associated landscaping, highways and infrastructure works and provision of pedestrian and vehicular access.  
A full design and planning submittal document is available to view on request.



Proposed south-west elevation (on to Blackbird Hill)



Proposed north-west elevation



Proposed north-east elevation



Proposed south-east elevation



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## About Us

**Siteline properties is a group of deal providers and professional investors, with a combined 15 years of property experience**

We form a dedicated team focused on finding high-margin deals for our investment clients and partners.

Our passion for all things commercial property, drives us to deliver opportunities, whatever level of investment.

We pride ourselves on working with you, to understand:

- Your vision and goals?
- Your investment journey, so far?
- What are your restraints and challenges?
- How you want to work with us?

We understand the challenges, pain points and just how quickly searching brings on 'deal fatigue', as you try to keep your pipeline moving!

## Working with us

Siteline Properties goal is not only to reduce the time needed to identify the right project for you, but also to collect the relevant information required to conduct a thorough due diligence, helping reduce risk and increasing the ROI.

Effectively, we take the weight off your shoulders, so your project moves smoothly to a successful conclusion.