

**SSTC**

## INVESTMENT OPPORTUNITY

### Castle Cary – Somerset – BA7 7BY – Asking Price £550,000

Planning permission for the development of 10 residential dwellings in the affluent market town of Castle Cary



Wilton would like to present this new off market investment opportunity. The site is located in Castle Cary, a popular location for south east residents relocating, families of students attending the local boarding schools and the retirement sector of the population. The site is 21,780 sq ft including a large car parking area allowing allocation of two spaces per house.

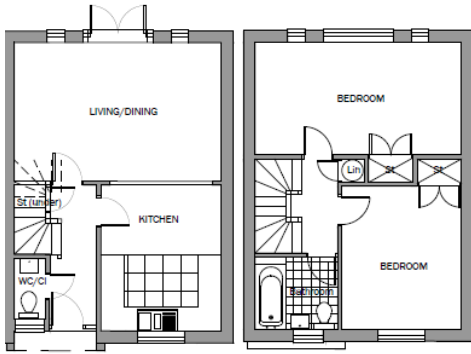
The town has a direct line train station with regular trains to London Paddington with a journey time of 1 hour 31 minutes. The site itself is 300m away from the town centre and situated between the town and the train station with the route being well served by footpaths and bus routes.

The site has planning permission for the development for 10 residential dwellings, 8 of which are 3 bedroom houses sized at 1011.7 sq ft per property. The other 2 houses are sized at 947.2 sq ft per property.

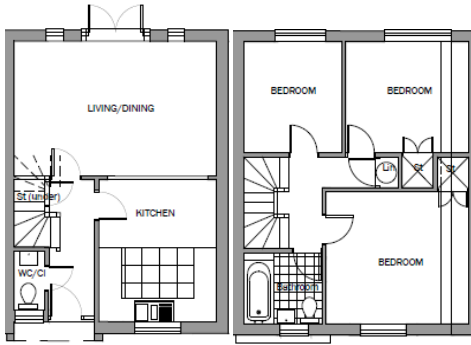
Sale of Real Estate	Castle Cary Options 3	£	Overview
3 Bed x 4			1,060,000
2 Bed x 6			1,362,000
Land			-
<b>Total</b>			<b>2,422,000</b>
Costs			
Land Costs			550,000
Construction Costs			1,215,710
Professional Fees			123,539
Finance			157,691
<b>Total Cost</b>			<b>2,046,939</b>
<b>Profit/(Loss)</b>			<b>375,061</b>

- The construction is to be finished and houses sold within a year.
- Two & three bedroom houses valued at £227,000 and £265,000 respectively, with a GDV of £2,422,000.
- Construction costs are 120 per ft<sup>2</sup> with a 5% contingency.
- 9.5% pa contingency interest rate for a bridging finance loan lasting 12 months.
- The expected profit margin of this investment is expected to be in the region of £375,061.00

## 2 BEDROOM HOUSE FLOOR PLAN



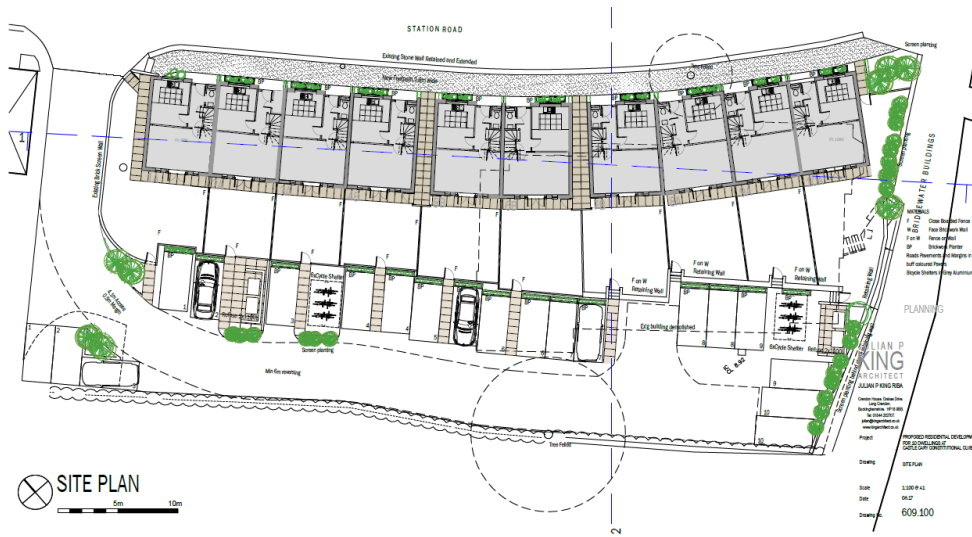
## 3 BEDROOM HOUSE FLOOR PLAN



Castle Cary train station – 0.5 miles away

Castle Cary investment opportunity

Castle Cary town centre – 0.3 miles away



### Contact Details

T: 0207 355 3525

E: [propertyservices@wiltongroup.com](mailto:propertyservices@wiltongroup.com)

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26 GROSVENOR STREET | MAYFAIR | LONDON | W1K 4QW

T +44 (0) 20 7355 3525 E [mail@wiltongroup.com](mailto:mail@wiltongroup.com) W [wiltongroup.com](http://wiltongroup.com)

Directors: M A Flanagan ACIS | N M Hewson B Comm FCA | N K Mitchell | J Robson FPFS | D McHugh BSc Hons C Dip Pens | N MacLean Smith  
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