

Kingsgate Road, Kingston

A brownfield site of approx. 0.6 acres. Purchased to achieve planning for 185 student apartments and 8,700 sq ft of commercial space.

Financials

Site development value	£8.5m
Land cost	£4.25m
Acquisition costs	£224,000
Professional, planning and design fees	£549,000
Student Housing Agent fees	£108,000
Legal and disposal costs	£79,000
Total costs:	£5,200,000
Gross profit	£3,300,000
Net profit to investor	£2,320,000
Profit on investment: 44% over 18 months (29% annualised)	

