



How to find off-market Land opportunities

Lloyd Girardi
Co-Founder
White Box Property Solutions



White Box Property Solutions



White Box Property



whiteboxps



White Box Property Solutions



01933 426400

PREVENTION



It started with one...

Redevelopment

Lock Up Garages, St James Park Road, Northampton NN5 5DN

GUIDE PRICE **£100,000 - £125,000**

LOT 1

An exciting residential development opportunity in a popular suburb of Northampton within walking distance of Northampton Castle Station

Extending to an area of approximately 0.29 of an acre, the site currently comprises 22 lock up garages and was granted full planning permission on the 14th May 2009 for the construction of 8 apartments and maisonettes comprising 4 of each, this consent having now lapsed. The site is available freehold with vacant possession and should prove suitable for a high density development, subject to the relevant consent.

Description:

Location: The site is situated at the south end of St James Park Road, approximately half a mile west of Northampton town centre and convenient for pedestrian access to Northampton Castle Railway Station, the Northampton Enterprise Zone and St James Park Industrial Estate. The property stands in a residential area close to the attractive Victoria Park.

Planning Permission: Full planning permission, Application Number N/2009/380 was granted by Northampton Borough Council on the 6th April 2009 for the proposed erection of a block of eight number apartments and maisonettes and a copy of the plans are available for inspection at the Agent's offices. The planning permission has now **lapsed** and in order to develop the site a new application for residential dwellings would be required.

Viewing

The site may be viewed at any reasonable time during daylight hours, however prospective purchasers are requested to register their details with Auction House Northamptonshire prior to viewing on 01 604 259773

Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at www.auctionhouse.uk.net. All published information is to aid identification of the property



8x 2 Bed Town Houses, Northampton

Land Purchase Price:

£157,000

Development Costs:

£600,000

Total Spend (all costs):

£810,000

Gross Development Value:

£1,180,000

Refinance:

£890,000

Total Profit:

£370,000

Cash Flow Per Month:

£6,415

Who are we?



Andi Cooke



Built His Own House in 2012/13



Lloyd Girardi

Taylor
Wimpey

Worked at a Mortgage Broker
Sales Manager for a Lighting Company

Who are we?



2007  **REDBOX**
DEVELOPMENTS

2014  **WHITEBOX**
PROPERTY SOLUTIONS



Victoria Street, Irthlingborough

11x 2 Bed Houses, Irthlingborough

Land Purchase Price:

£200,000

Development Costs:

£750,000

Total Spend (all costs):

£1,045,000

Gross Development Value:

£1,684,000

Refinance:

£1,061,000

Total Profit:

£639,000

Cash Flow Per Month:

£8,250

DRAFT COMPLETION STATEMENT

Cooke and Girardi

relating to your remortgage of
Victoria Street Irthlingborough

<u>Receipts</u>	£	<u>Payments</u>	£
Received on account for Searches	1,988.00	Redemption of Funding Circle	766,06
Received on account for undertaking	4,200.00	Vincent Sykes & Higham's Costs	3,85
Shawbrook	1,061,346.00	VAT thereon	77
		Banking Fee(to lender and client)	6
		VAT thereon	1

Monies returned to client

294,839.74

£ 1,067,534.00

vodafone UK 15:16 100%

GreenBoxLettings
070246 / 43971843

Overdraft Available Balance
£3,000.00 £313,306.84 **£313,306.84**

Activity from Past month

In: £365,099.10
Out: £59,123.81

Search transactions

CHAPS credit VINCENT SYKES + HIGHAM LLP £294,839.74
9 November 2016

Audible Ltd - £7.99
8 November 2016

BLUEBOX MAINTENANC - £500.00
8 November 2016

ANGLIAN WATER - £59.00
8 November 2016

Pay or move money Manage overdraft More...

Who are we?



2007  **REDBOX**
DEVELOPMENTS

2014  **WHITEBOX**
PROPERTY SOLUTIONS

2015  **GREENBOX**
LETTINGS



What we've done

	Purchase Price	Units
St James	£157,000	8
Leicester Street (HMO)	£105,000	4
Regent Street (HMO)	£99,000	5
Booth Meadow Court	£115,000	3
Green Lane (HMO)	£135,000	5
Victoria Street	£200,000	11
Crystal Palace Pub	£62,000	12
Wheatsheaf Pub	£125,000	17
Washington Pub	£189,000	31 + 4
Albert Street	£82,500	4
Lawson Street	£108,000	18
Lake View	£199,500	12
Watery Lane	£750,000	28
Simpson	£488,500	4
TOTAL	£2,815,500	166

What we've done

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Who are we?



2007  **REDBOX**
DEVELOPMENTS

2014  **WHITEBOX**
PROPERTY SOLUTIONS

2015  **GREENBOX**
LETTINGS

2016  **BLUEBOX**
PROPERTY MANAGEMENT

2017  **YELLOWBOX**
DEVELOPMENTS

2018  **PURPLEBOX**
DEVELOPMENT SOURCING

PREVENTION



Change Your

Mindset

As easy as a Jigsaw?



3 Step Process



**Source
It**

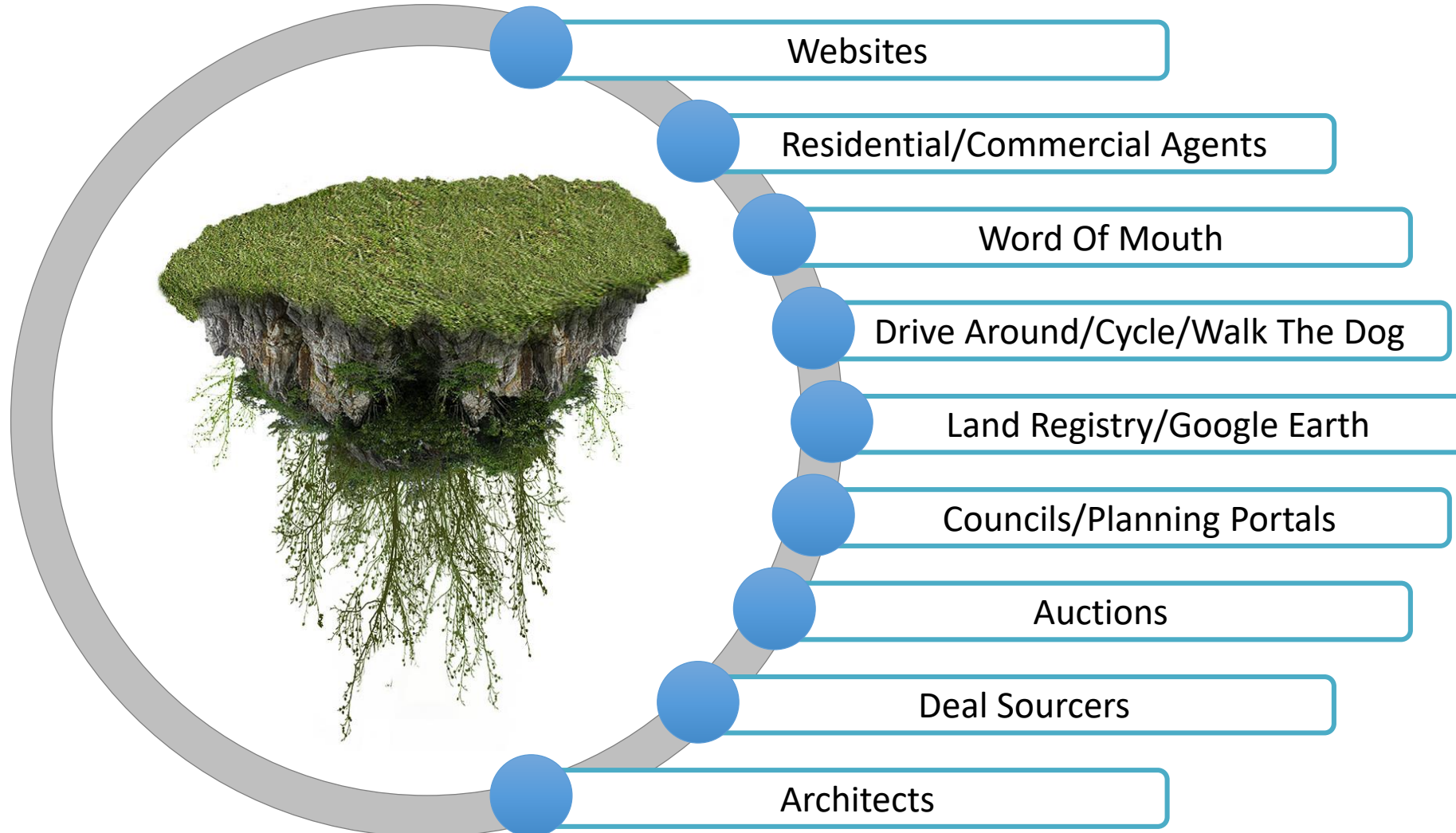


**Plan
It**

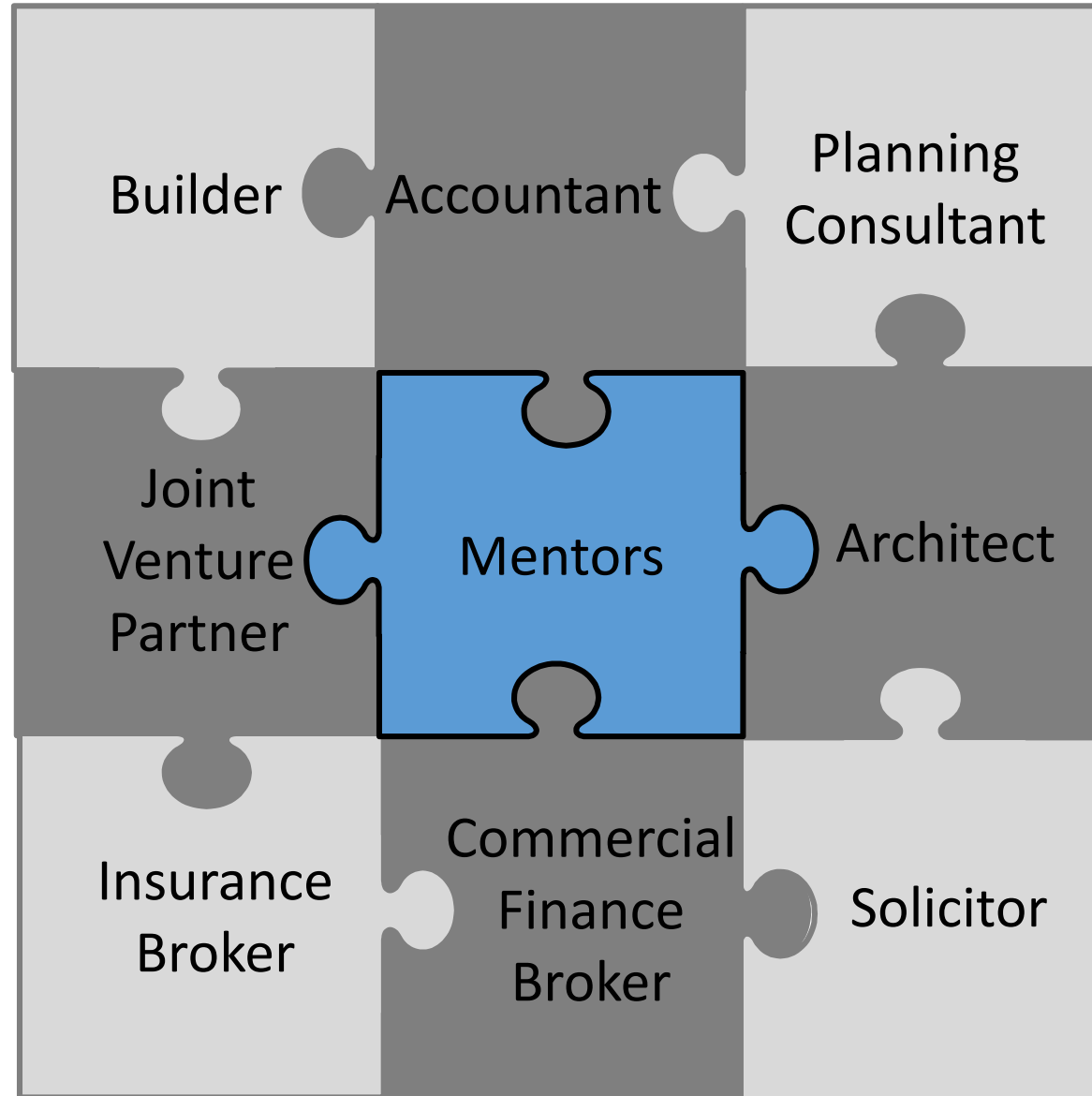


**Build
It**

Where to Find Land



Power Team



3 Step Process



**Source
It**



**Plan
It**



**Build
It**

Funding



Cooke and Girardi

relating to your remortgage of

Victoria Street Irthlingborough

<u>Receipts</u>	£	<u>Payments</u>	£
Received on account for Searches	1,988.00	Redemption of Funding Circle	766,069.86
Received on account for undertaking	4,200.00	Vincent Sykes & Higham's Costs	3,857.00
Shawbrook	1,061,346.00	VAT thereon	771.40
		Banking Fee(to lender and client)	60.00
		VAT thereon	12.00
		<u>Disbursements</u>	
		Office copies	9.00
		Land Registry fees	20.00
		Searches (Index)	1,888.00
		Priority Search	3.00
		Bankruptcy Search	4.00
		Monies returned to client	294,839.74
	<u>£ 1,067,534.00</u>		<u>£ 1,067,534.00</u>



Property Developers SECRETS



INVITE MEMBERS

Embed invitation

+ Enter name or email address...



MEMBERS

15,139 members



You have more than 100 new members this week. Write a post to welcome the 100

Write Post

3 Step Process



**Source
It**

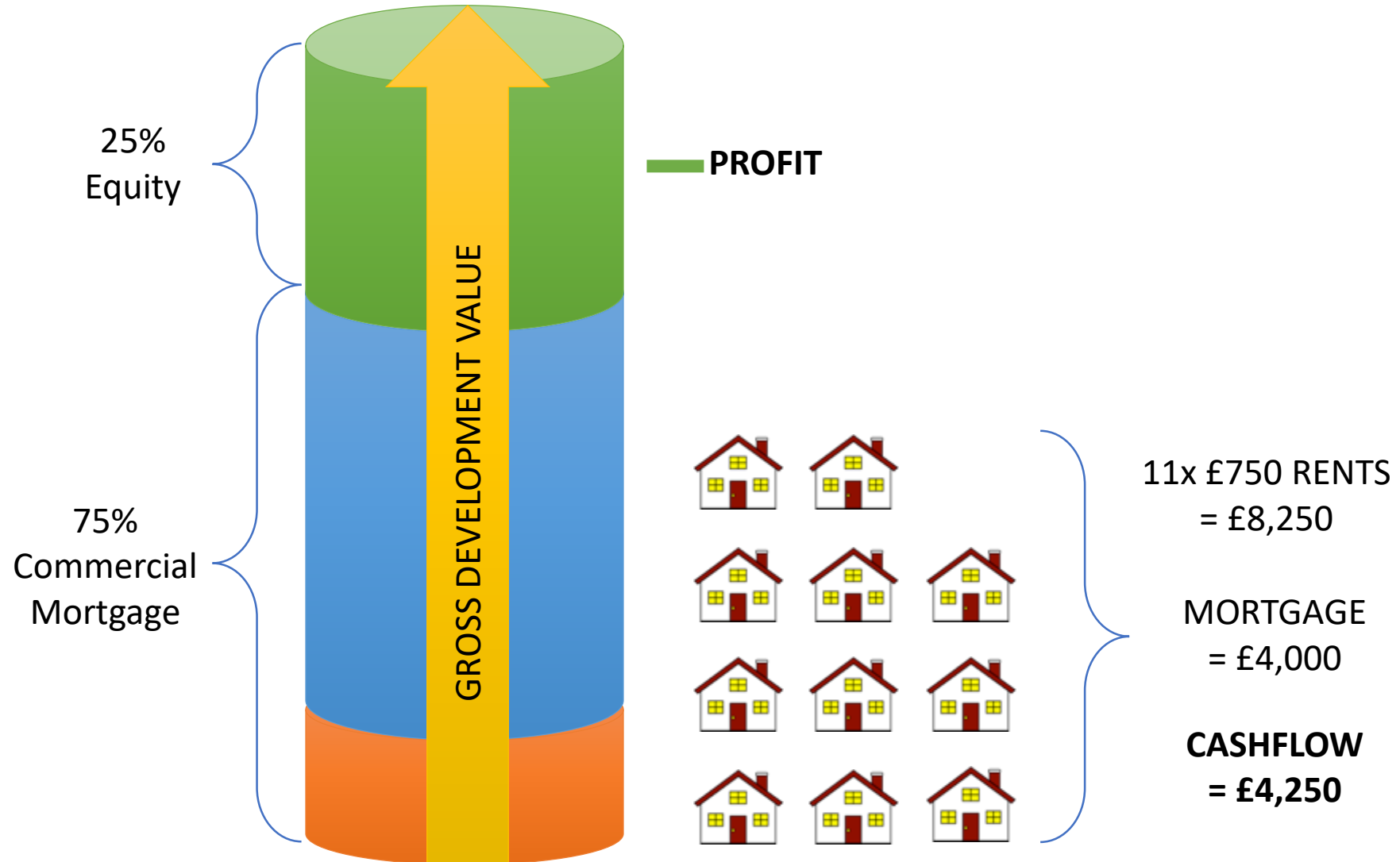


**Plan
It**



**Build
It**

Finish It



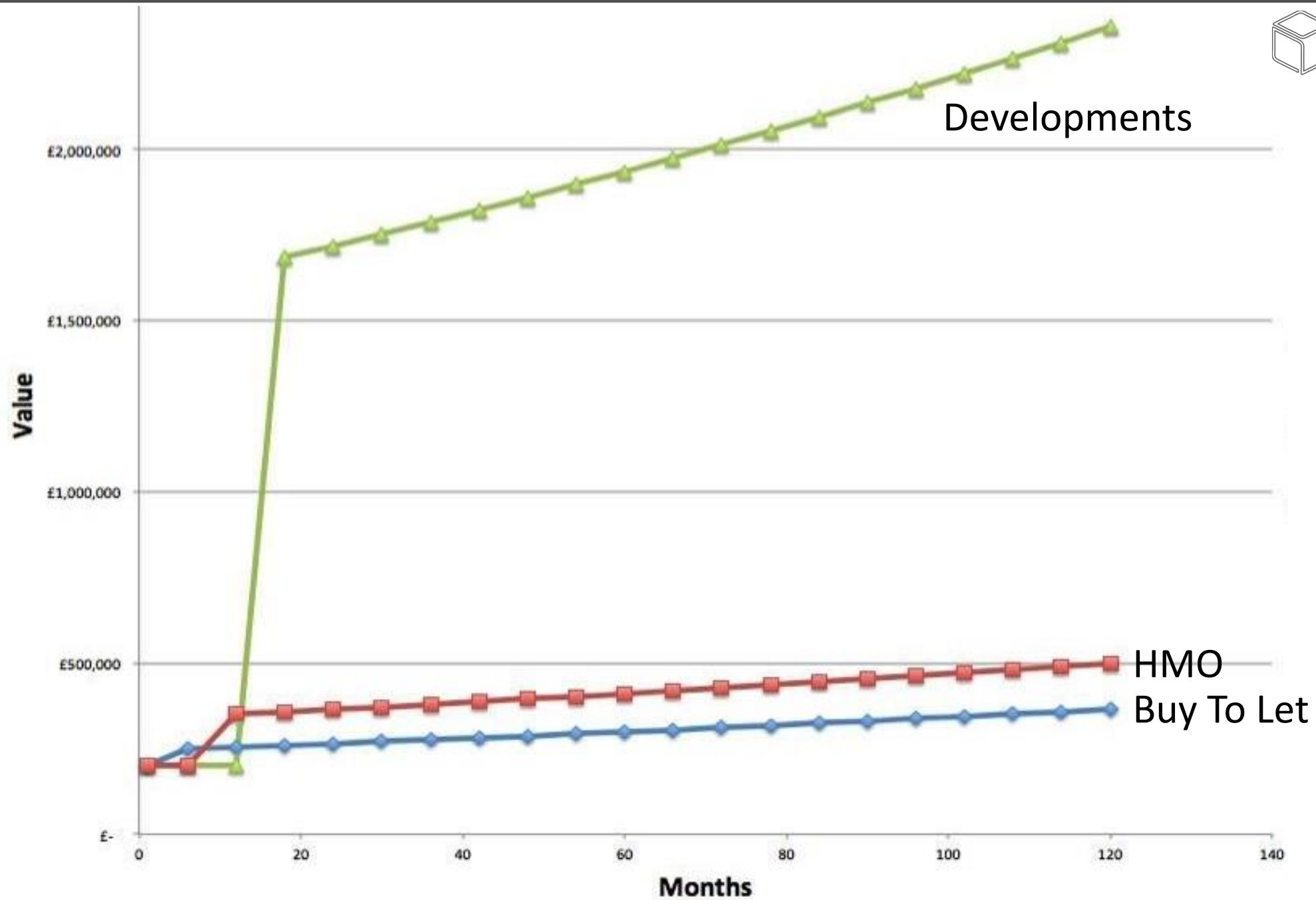
What is the Difference between...

Single Buy to Let

HMO

&

Property Developments









BCA

BARROW
CONTRACTORS
ACCOMMODATION

barrowaccommodation.
01933 426550

NG07 NKW

EG03 MY

MA17 ZCO

M1	Views
S1	Semi-deta
S2	Semi-deta
S3	Semi-deta



Allow for building up ground

Existing boundary wall to be retained - ground level behind boundary wall to be reduced - allowing for the visual impact of fencing to be minimised.

New pavement to be constructed joining site entrance and existing pavement beside A5087

Vision splay 2.4m back from Watery Ln



WHAT'S
STOPPING
YOU



Property Developers
SECRETS

Property Developers Discovery £40_{+vat}

<http://bit.ly/developmentdiscovery>



THE
WHITEBOX
PROPERTY SOLUTIONS
PROMISE

**YOU WILL NOT BE A
MILLIONAIRE OVER NIGHT... IT TAKES YEARS!**

**DEVELOPMENTS WILL BE
CHALLENGING AND TEST YOU MENTALLY**

**THINGS WILL GO WRONG
IN YOUR DEVELOPMENT.**

**FINDING DEALS IS TOUGH BUT CAN BE
DONE WITH HARD WORK**

**SITTING ON YOUR ARSE WATCHING
HOMES UNDER THE HAMMER
WILL NOT MAKE YOU A DEVELOPER**

**WE WILL ALWAYS BE HONEST
AND OPEN WITH YOU
ABOUT THE REALITIES OF DEVELOPING**

**WE WILL SUPPORT YOU
AS MUCH AS POSSIBLE**

**WE GENUINELY WANT TO
HELP PEOPLE THINK BIGGER**

ANDI COOKE

LLOYD GIRARDI

WHITE BOX PROPERTY FOUNDERS

WHITEBOX
PROPERTY SOLUTIONS



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Co-Founder
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whiteboxps



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