

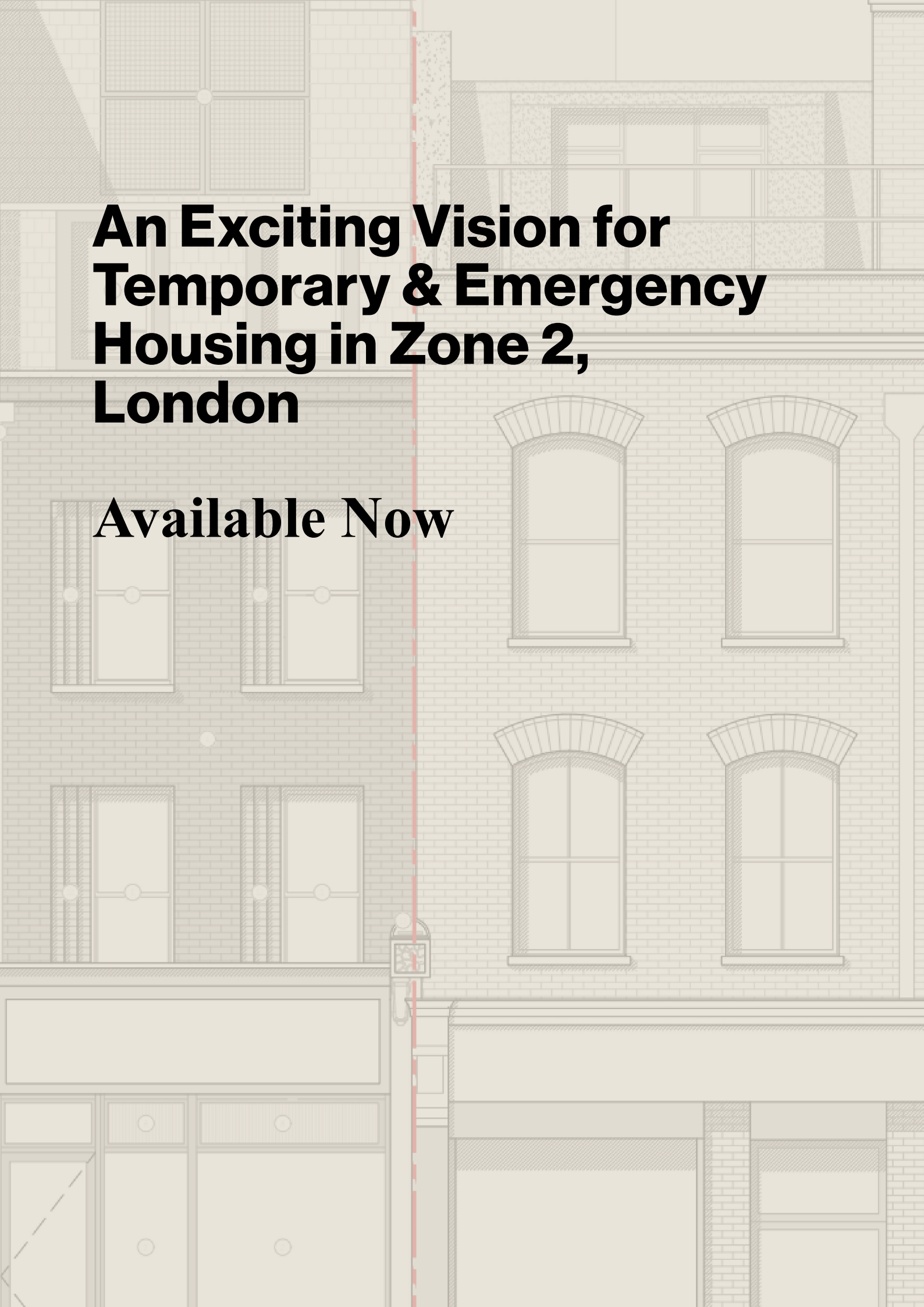


**Part Refurbish & Part New Build**  
**Development opportunity in SW2 with**  
**full planning:**

- RICS lender valuation completed
- Full planning consent in place
- Funding available at 10.5%
- Finance arranged in-house via Landmark Specialist Finance
- No waiting – development-ready site
- Ideal for SME developers or seasoned investors



**Contact Landmark Residential for more details: 02031957610**



# **An Exciting Vision for Temporary & Emergency Housing in Zone 2, London**

**Available Now**

## **Development Opportunity with Planning – Ready for Action**

- A RICS surveyor conducted a lender valuation report in Last Month, confirming the market viability of the site and supporting its development potential.
- Full planning permission granted, offering a turnkey opportunity for immediate development.
- The vendor is not proceeding with development, presenting this as a ready-to-go site with clear exit strategy.
- Indicative development funding at 10.5% available for this deal.

In-House Finance Available Our sister company, Landmark Specialist Finance, can arrange all funding in-house, ensuring a streamlined, hassle-free process from acquisition to build. Flexible terms available, subject to credit and underwriting.

### **Key Highlights**

- RICS lender valuation completed
- Full planning consent in place
- Funding available at 10.5%
- Finance arranged in-house via Landmark Specialist Finance
- No waiting – development-ready site
  - Ideal for SME developers or seasoned investors
  - Strong potential for GDV uplift



# Development Finance Options

## Compare Results

Results are estimates based on lender's criteria and rates that they share with us weekly. For loan certainty, please apply for a Decision in Principle.

	<div>?</div>	<div>?</div>	<div>?</div>	<div>?</div>
Loan Type	Development Finance	Development Finance	Development Finance	Development Finance
Loan to GDV	75.000%	75.000%	67.950%	62.530%
Loan to Cost	86.670%	86.160%	80.200%	75.000%
Loan Interest Rate	11.250%	11.250%	9.750%	9.750%
Loan Arrangement Fee	2.000%	2.000%	2.000%	2.000%
Loan Exit Fee	1.000%	1.500%	1.250%	1.500%
Build Term	12 Months	12 Months	12 Months	12 Months
Loan Term	18 Months	18 Months	18 Months	18 Months

## Lender Financials

Total Interest Costs	£299,927	£298,676	£232,542	£210,841
Lender Arr. Fees	£46,500	£46,500	£42,131	£38,769
Lender Exit Fee	£23,250	£34,875	£26,332	£29,076
Lender Professional Fees	£24,695	£20,445	£19,040	£23,535
Total Loan Cost	£394,372	£400,496	£320,045	£302,221
Gross Loan Size	£2,325,000	£2,325,000	£2,106,570	£1,938,430
Net Loan Size	£1,953,878	£1,959,379	£1,812,857	£1,665,285
Land Loan	£942,450	£926,522	£780,000	£653,857
Build Loan	£1,011,429	£1,032,857	£1,032,857	£1,011,429

## Client Financials

Client Deposit Contribution	£357,550	£373,478	£520,000	£646,143
Profit Forecast	£394,200	£366,647	£447,098	£486,350
ROCE	110.250%	98.170%	85.980%	75.270%

Rates correct as of	05/06/2025	21/05/2025	21/05/2025	05/06/2025
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# Exit: Commercial Mortgage options

## Compare Results

Results are estimates based on lender's criteria and rates that they share with us weekly. For loan certainty, please apply for a Decision in Principle.

	1	2	3	4
Loan Type	Commercial Investment Mortgage	Commercial Investment Mortgage	Commercial Investment Mortgage	Commercial Investment Mortgage
Interest Rate	6.390%	6.340%	6.250%	6.140%
Arrangement Fee	3.000%	5.000%	2.000%	2.000%
Loan to Value	75%	75%	70%	65%
Mortgage Term	15 Years	15 Years	15 Years	15 Years
Product Type	Fixed	Fixed	Fixed	Fixed
Repayment Type	Interest only	Interest only	Interest only	Interest only

## Lender Financials

Net Loan Size	£2,325,000	£2,325,000	£2,170,000	£2,015,000
Monthly Payment	£12,381	£12,284	£11,302	£10,310
Lender Arr. Fees	£93,000	£139,500	£43,400	£60,450
Total Loan Costs	£835,838	£876,525	£721,525	£679,055

## Client Financials

Client Deposit Contribution	£775,000	£775,000	£930,000	£1,085,000
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Rates correct as of	15/05/2025	15/05/2025	15/05/2025	15/05/2025
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# Our Product

We are offering the **rental of a self-contained, 10 studio-style accommodation unit**. It is:

## ✓ Ideally situated, in the heart of London

The site is situated in the coveted **Rush Common** conservation area of **Brixton Hill** (Zone 2). It is close to transportation and a 15 min walk to Brixton Underground.

## ✓ Modern and purpose built

Purpose built the site will benefit from **ergonomically designed** features taking cues from the co-living typology whilst retaining the features of the **18th Century features** associated with the local area. Bike Storage is available and car club membership.

## ✓ Large, studio-style with integrated bathroom and kitchen facilities

We have 10 apartments available. Set over 3 floors, each studio will have its own shower, bathroom and kitchenette.

## ✓ Safe, with a large communal lounge and terrace

Each apartment will have a **secure locking** system and our site manager will be onsite daily to deal with any arising matters. The scheme has been designed to **facilitate individual living in a communal environment** with shared facilities including a dining room, a large living room and terrace.

## ✓ But its not just accomodation we are offering...

We are committed to supporting our tenants with “wrap around” services to progress their transition out of temporary accommodation. See details.

# The Details

The building is set out over 208 and 208A Brixton Hill and 1A New Park Road



208 and 208A Brixton Hill

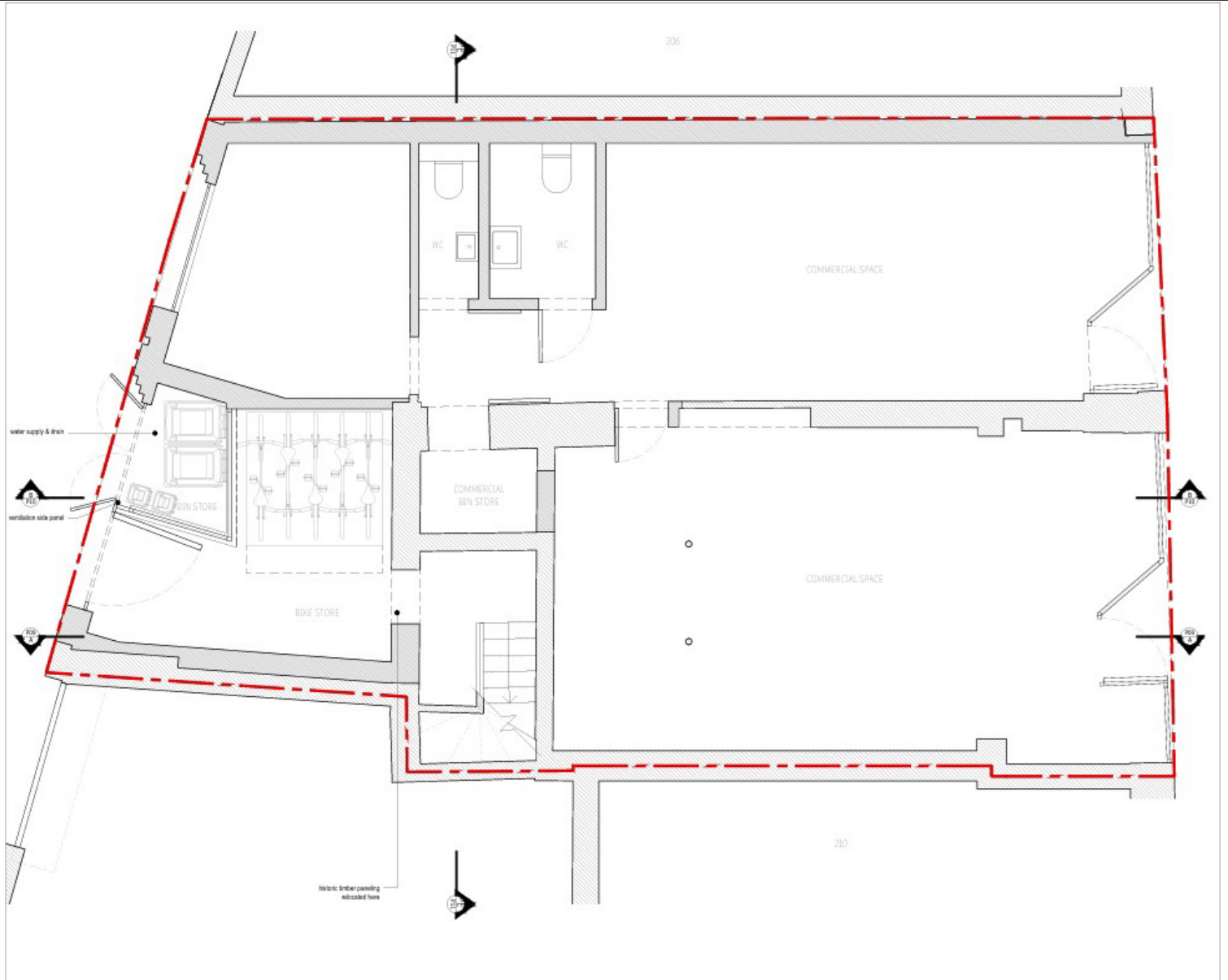


1A New Park Road

- This late Georgian former townhouse is recognised by Landmark as being of “local interest,” with many original features carefully retained.
- Located in the heart of Brixton, within the Rush Common and Brixton Hill Conservation Areas, the site benefits from excellent connectivity. A bus stop is right outside, and Brixton tube station is just a 15-minute walk away. Essential amenities, including a playground and laundry facilities, are only minutes away.
- The site offers exceptional access to public outdoor spaces, situated opposite Rush Common and Dumbarton Court Gardens, with Holmwood Gardens nearby. Brockwell Park, featuring a range of sports facilities and green spaces, is less than a 15-minute walk.
- The building contains 10 residential units spread across three floors, each exceeding London and Lambeth space standards.
- Access to the residential unit is through the rear of the building at 1A New Park Road. The ground floor includes a dedicated refuse area with direct street access and secure storage for 10 bicycles.

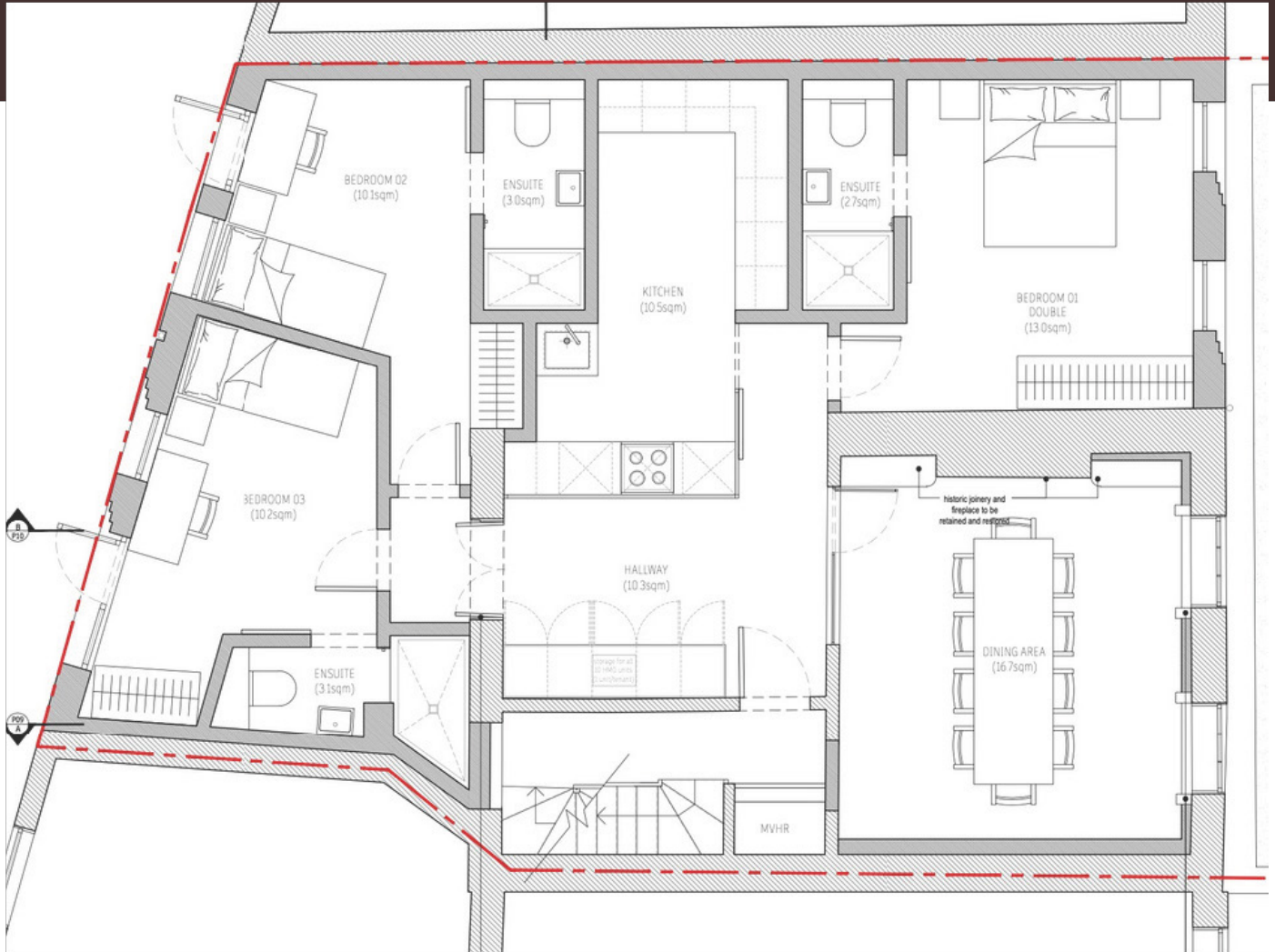


# Ground Floor - Commercial





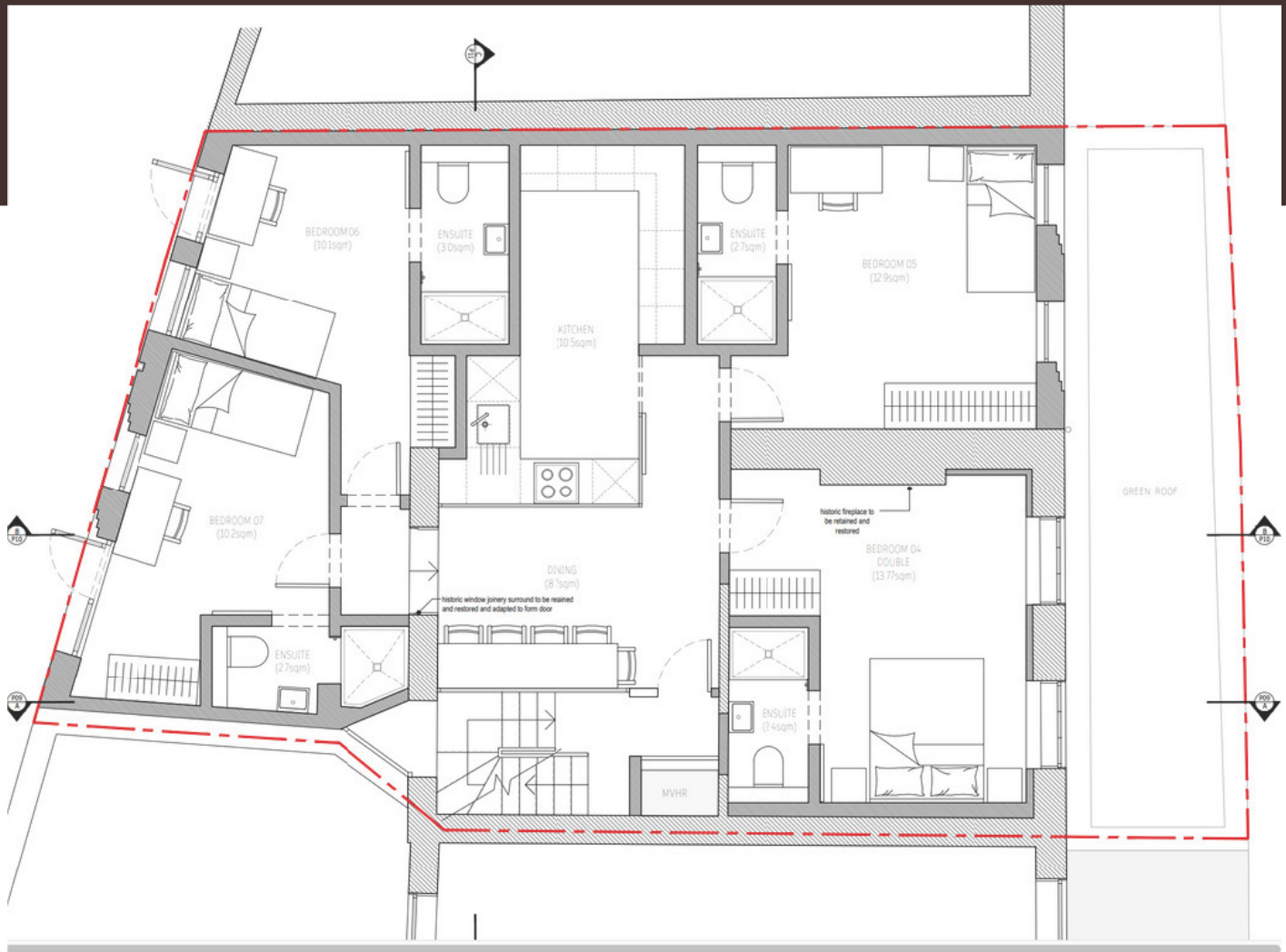
# Floor 2 - Indicative



## Overview

- **3 large studio-style units each with a kitchenette and en-suite**
  - 10.2 sqm
  - 10.1 sqm
  - 13 sqm
- **Large communal kitchen**
- **Spacious communal dining/living area.** These spaces have been designed flexibly so that they can be multi-purpose for example as work spaces and social areas.

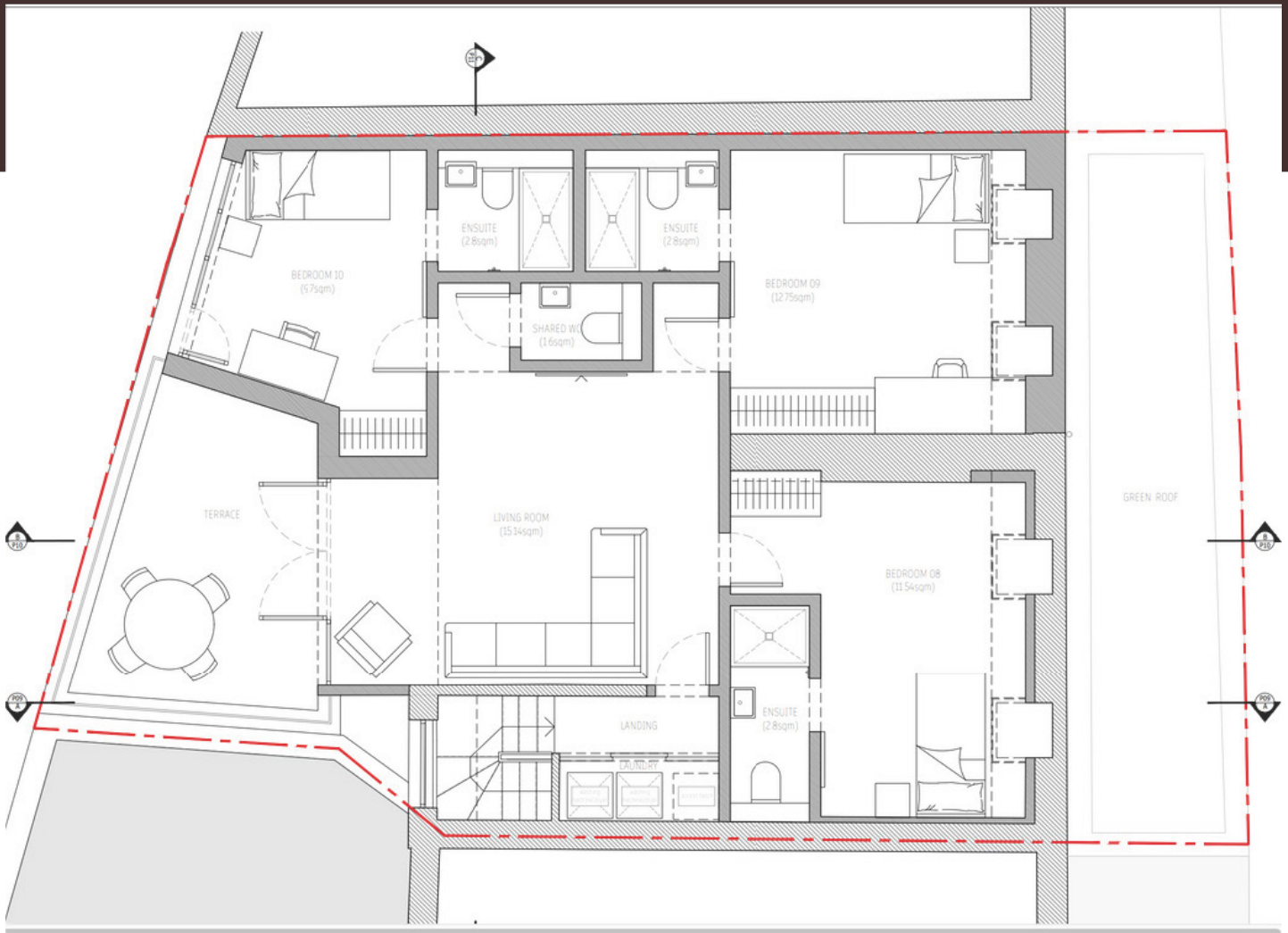
# Floor 3- Indicative



## Overview

- **4 large studio-style units**
  - 13.77 sqm
  - 12.9 sqm
  - 10.1 sqm
  - 10.2 sam
- **2nd communal kitchen**
- **2nd communal dining/living area**

# Floor 4 - Indicative



## Overview

- **3 large studio-style units**
  - 11.54 sqm
  - 12.75 sqm
  - 9.7 sqm
- **3rd communal dining/living area**
- **Garden Terrace**





**LANDMARK**  
RESIDENTIAL

## Contact

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