

# 100% funding certainty for 44 homes in Liverpool

Exciting new development in the Sefton Park suburb in Liverpool needed funding to get things moving, Go Develop stepped up to the plate providing full funding for land, build, stamp duty and project costs

Nestled along the edge of the Grade II Listed Princes Park within the desirable Sefton Park suburb of Liverpool is Windermere Terrace, Go Develop's latest joint venture project.

Our Partner, an established developer who has worked with us previously, returned to us with an exciting development proposal requiring 100% full funding for land, build, stamp duty and soft costs.

This remarkable site has 3 distinct developments – Culmore, Silvermere and Edenhurst all with their own unique style. Edenhurst is located within the buildings of a Victorian school and offers a range of luxury one and two bed apartments set

over three floors. A former science wing has been renovated to form Culmore and a converted theatre will be transformed into Silvermere. All will have the highest specification and top of the range fixture and fittings throughout.

In total, planning permission allows for 44 one and two bedroom apartments many benefiting from the lakeside views. They are proving to be highly attractive to young professionals and downsizers.

At Go Develop, property is in our DNA. We fully understood that our developer partner had a vision for this development and we ensured that this fantastic opportunity wasn't held back by red-tape or financial delays. Like 92% of Go Develop partners, our

developer returned to us knowing that we would deliver on time and in full... "Go Develop live up to their name once again, fast, flexible funds so that you can 'go and develop'!"

A new 'SPV' was set up the same day for our partner, to hold the project until it is finished and sold, with a profit share contract for both parties. On completion and sale of the property the profit will be divided with our developer getting the lion's share.

In this scheme, our developer made use of our 100% funding to the total of £5,502,823 over 15 months. We were flexible when some design changes pushed timelines back and unlike many traditional lenders or funders, we didn't abandon a project half way down the road. We're in it for the long haul to support our partners at every step. As a principal funder, investing our own money nationwide, we can and are known for being flexible for the right opportunities and making things happen; fast.

The best part is that we understand that our developer's weekends are precious and offer so much more than 100% funding. We take on the strain and drain of admin, VAT returns, valuations and the chasing of solicitors and surveyors saving huge time and cost. If you add in our experience of legals, surveying, marketing and accounting, our developers find they really do benefit from a complete one stop shop package that can help from the initial concept to the exit strategy.

Go Develop currently have over 1,100 units under construction, you can discover more case studies on our website [www.go-develop.co.uk](http://www.go-develop.co.uk).



# The Great Escape.

Become your own boss with **100%** land and build funding and not a penny in from you.

In 2018, we are looking for new joint venture partners, even if you're not a developer. We are building relationships with land agents, surveyors, architects, estate agents and other industry professionals. You see great opportunities all the time, so why let others take all the profits? Come and talk to us, unlock your true potential and build a future.

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