

100% funding and end-to-end support for 27 apartments in Solihull

When Go Develop were approached to provide 100% funding for a top of the range residential development in Birmingham, they delivered and the end result was simply superb

A successful housebuilder approached Go Develop for 100% joint venture funding to cover the entire cost of a high quality, residential development in Solihull, Birmingham.

With planning permission in place, demolition and replacement began on the existing property to construct a new apartment block comprising of 27 two-bedroom apartments with associated infrastructure, parking, bin and cycle storage and served by a new access point.

Full funding certainty was provided covering everything from land and build to stamp duty and soft costs – no fees or deductions, to the total of £4996,090 over 18 months. The developer was impressed with Go Develop's professional approach, speed of funding and hardworking team.

“The people at Go-Develop are amazing, the knowledge and experience within the team is second to none. They provide the highest level of expertise and talent, and I'm so grateful to be working with some of the best and most wonderful people in the Industry, thank you.” R. Lewis

92% of Go Develop partners return with further projects, impressed with the fact that there is no outlay with funding, no debt servicing as all costs are rolled up to the end of the project, and no red tape or U-Turns.

The funder support their partners from their initial plans right through to the sales and marketing of the finished product.

The criteria is kept simple: for full funding there needs to be planning permission in place, with a project that's up to 24 months duration and a GDV between £2-£15million,



it should involve a multi-unit residential new build or conversion. There also needs to be a margin of 25% on GDV pre-finance.

In the Solihull scheme, a new 'SPV' was set up the same day for the developer, to hold the project until it was finished and sold, and a profit share contract was created for both parties, with the developer getting the lion's share.

The result is a superb modern development ideal for first time buyers and downsizers alike, with fabulous views overlooking approximately 37 acres of open parkland.

With light and spacious interiors, these attractive apartments benefit from open plan living and generous living spaces that enhance a sense of wellbeing.

Working in partnership, Go Develop assisted with an entire marketing suite including brand, brochure and website design for the development, CGIs and drone photography, sales progression and exit, hoardings and promotions.

Taking on the strain and drain, they went beyond 100% funding to ensure a successful and profitable outcome.

With over 1,100 units currently being built across 29 partnerships it's worth taking a look at why Go Develop are fast becoming known as the funder who make projects happen.

Why not take a look at a selection of case studies on go-develop.co.uk or email joinus@go-develop.co.uk