

100% buy and build funding for 25 homes in Mistley, Essex

An experienced developer approached Go Develop requesting complete funding for 25 new build homes in the picturesque waterside town of Mistley in Essex.

The properties are of varying design, although predominantly 3 bedroom and most have attached garages. They are just a short walk to the edge of the River Stour and positioned in a well-connected location, offering a desirable balance between town and countryside.

Go Develop could see the potential of the scheme immediately, and provided joint venture funding to cover everything from land and build to stamp duty and soft costs – no fees or deductions and not a penny in from the housebuilder.



A new 'SPV' was set up the same day to hold the project until it is finished and sold, with a profit share contract in place for both parties. On completion and sale of the property, the profit will be split in favour of the housebuilder.

In total £5,780,359 is to be funded over 15 months but Go Develop go above and

beyond funding. With shared interests, goals and commitment, Go Develop support their partners by providing a range of exceptional services.

Housebuilders are often stretched in terms of resources or time and that's where Go Develop step in. They understand that a housebuilder's time is precious and can take on the headache of administration, VAT returns, valuations and the chasing of solicitors and surveyors saving time and cost.

There is a whole team of dedicated and experienced property experts to draw on at Go Develop, from accounting and legals, to risk and due diligence, to sales and marketing, allowing the housebuilder to get on with what they do best.

In the Mistley project, Go Develop supported their partner with a full marketing suite, providing branding, brochures, and website design as well as hoardings, CGIs and drone footage. Plus, the funder proved flexible when ongoing ecological works caused a slight hold up. The delay has now been resolved and the project is on target to complete in early April 2019.

Go Develop won't abandon a project half way down the road, perform a U-Turn or make false promises. They are in it for the long haul with substantial resources to support their partners. If you believe you may have a scheme that is suitable you will find that the criteria is kept simple...

- Full planning permission needs to be in place
- A project with a GDV of £2million-£15million and timescale of up to 24 months
- A multi-unit residential new build or conversion scheme outside the M25
- A margin of 25% on GDV pre-finance

With 92% of partners returning to Go Develop and over 1,100 units under construction nationwide, Go Develop are fast becoming known as the funder who make projects happen. Take a look at a selection of case studies on go-develop.co.uk



“ Working with Go Develop has been a fantastic experience. Not only have they provided tailor made funding but they have helped with risk analysis, due diligence, financial planning, marketing – the list goes on. In some ways this has been even more valuable, and we can take this knowledge on to our future projects. ”
- B. Mccoid, Housebuilder



~~DISINGENUOUS FUNDERS,~~ **AVOID,** ~~TIME WASTING,~~ ~~U-TURNS, EXCUSES,~~ ~~RED TAPE,~~ **DISTRACTING,** ~~BROKEN PROMISES,~~ **HEADLINES, LIES!**

Read fact not fiction.

100% joint venture funding for professional housebuilders.

We cover everything from land and build to stamp duty and project costs. All without a penny in from you.

We're experts in property law, surveying, accounting, sales and marketing, and supporting our partners underpins everything we do.

So what are you waiting for? Stop reading this and get in touch...

GO DEVELOP™

More than 100%

Call us today on 020 8974 4705
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go-develop.co.uk

