

## DEAL SUMMARY

### Headline Details



Former BT Sub Station, Stone Road, Stafford



Unconditional purchase as planning already in place



102sqm



Full planning in place, just requires discharge of conditions

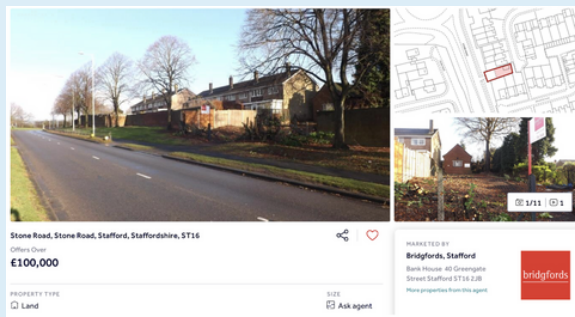


3 bed detached bungalow



Sell off unit once built

### Property



[https://www.rightmove.co.uk/properties/158264141#/?channel=COM\\_BUY](https://www.rightmove.co.uk/properties/158264141#/?channel=COM_BUY)

### Headline Deal Figures



**Purchase Price** **£45,000.00**  
**+ Legals** **£3,225.00**



**Development Cost (gross)** **£240,510.00**



**Total** **£288,735.00**



**GDV** **£372,300.00**



**Net Profit** **£83,565.00**



**ROI on GDV** **22.4%**

### Deal Summary

This is a ground-up development opportunity involving the construction of a high-quality 3-bedroom detached dormer bungalow on the site of a former BT substation in Stafford (Stone Road, ST16). The plot is being acquired unconditionally for £45,000, with full planning permission already granted—only discharge of conditions remains. The proposed build spans 102 sqm and is designed for resale upon completion.

Total development costs are projected at £288,735 (gross), with a GDV of £372,300 based on local new-build comparables. The development is forecast to deliver a net profit of £83,565 and a return on GDV of 22.4%. There are no overage clauses, restrictive covenants, or VAT complications, and the freehold site is clear of access risks or planning concerns.

The area is experiencing strong buyer demand, particularly for new-build, modern homes—making this an ideal resale product for families or downsizers. This is a clean, ready-to-go opportunity with full planning certainty and clear exit via sale on the open market.

## PROPERTY DETAILS

Property Address:	Former BT Sub Station, Stone Road, Stafford
URL Link to Property:	<a href="https://www.rightmove.co.uk/properties/158264141#/?channel=COM_BUY">https://www.rightmove.co.uk/properties/158264141#/?channel=COM_BUY</a>
URL Link to Planning Documents:	<a href="https://www12.staffordbc.gov.uk/online-applications/applicationDetails.do?keyVal=JN9T16PS03A00&amp;activeTab=summary">https://www12.staffordbc.gov.uk/online-applications/applicationDetails.do?keyVal=JN9T16PS03A00&amp;activeTab=summary</a>
Development Type:	3 bed detached bungalow
Planning Status:	Full planning in place, just requires discharge of conditions
Purchasing Terms:	Unconditional purchase as planning already in place
Gross Internal Area (GIA):	102sqm
Exit Strategy:	Sell off once built

## INITIAL PROJECT APPRAISAL DOCUMENT (IPAD)

### Initial Project Appraisal Document (IPAD)

<b>Project Address:</b>	Former BT Sub Station, Stone Road, Stafford			
<b>Description:</b>	Demolish Former BT Sub station to build 3 bed dormer bungalow			<b>Ref:</b>
<b>Appraisal Date:</b>	13/05/23			
<b>Area:</b>	300	m2	<b>GDV:</b>	£ 372,300
<b>Project Timescales:</b>	12	Months	<b>No. Units</b>	1
			<b>Profit:</b>	£ 83,565
			<b>GDV:</b>	£ 372,300
			<b>% Profit on GDV</b>	22.4%

PROJECT COSTS			
Item	Cost	Comments	
<b>Purchase Cost &amp; Fees</b>			
Purchase Price	£ 45,000	£150 per m2	
Solicitors and Legal Fees	£ 3,000		
Stamp Duty	£ 225		
<b>TOTAL PURCHASE COSTS &amp; FEES</b>	<b>£ 48,225</b>		
<b>Construction/Refurbishment Costs</b>			
Development Management Fee	£ -	0.0%	of Total Construction Cost
Planning Fees	£ -	0.0%	of Total Construction Cost
Architect's First Stage	£ -	0.0%	of Total Construction Cost
Architect & Planning Fees - Second Stage/ Discharge of conditions	£ 2,276	1.0%	of Total Construction Cost
Structural Engineer	£ 4,552	2.0%	of Total Construction Cost
Party Wall Surveyor	£ -		
SAPS (included builder's costs)	£ -		
Contract Administration by Project Manager	Included in build quote	1.0%	of Total Construction Cost
Empty Building Rates/Council Tax			
Building Warranty	£ 1,500	Circa £1,500/Unit Residential	
CDM Co-ordinator	Included in Build quote	1.0%	of Total Construction Cost
CIL/106			
Building Control	£ 850	Circa £850+VAT/Unit Residential Flats	
Demolition Costs	£ -		
Asbestos/contaminant removal	£ -		
Commercial Refurbishment/Construction Cost	£ -	£0	per m2
Industrial Refurbishment/Construction Cost	£ -	£0	per m2
New Build Cost	£ 216,770	£2,125	per m2
Landscaping/External Works	£ -	TBC	
Other Costs			
Contingency @500.0%	£ 10,839	5.0%	
Utilities	Included in Build quote	£1500 Per Service Per unit	
Accountancy, Book-keeping etc. for SPV	£ -		
VAT on costs	£ -	New build 0%, Refurb 5%, Accountant to advise)	
<b>TOTAL CONSTRUCTION/REFURBISHMENT COSTS</b>	<b>£ 236,787</b>		
Agent's Selling Fees including legals	£ 3,723	1.0%	of GDV
<b>TOTAL DISPOSAL COSTS</b>	<b>£ 3,723</b>		
<b>Total Cost of Development</b>	<b>£ 288,735</b>		

SALES PROJECTIONS				
No. Units	m2	ft2	Type	Total GDV
1	102	1,098	3 bed dormer bungalow	£ 372,300
		0		£ -
		0		£ -
Total	102	1,098		£ 372,300
<b>Total Development Projected Sale Value (GDV)</b>				<b>£ 372,300</b>
Valuation Report:				

Total Development Profit			
Total Projected Sale Value	£ 372,300		
Total Cost of Development	£ 288,735		
VAT	£ -		
<b>Net Profit</b>	<b>£ 83,565</b>	<b>22.4%</b>	<b>% Profit on GDV</b>


## DEVELOPMENT COST BREAKDOWN

### Construction Summary

The proposed development involves the construction of a high-quality 3-bedroom dormer bungalow with a gross internal area of 102 sqm. The site currently houses a former BT substation, which will require demolition as the initial enabling works prior to construction commencement.

A detailed construction appraisal is provided below, outlining the elemental cost breakdown including preliminaries, contingency, and a 20% contractor margin. The appraisal has been prepared to reflect realistic site conditions, specification assumptions, and current build cost benchmarks. This ensures the scheme delivers on both buildability and value uplift for resale or long-term hold strategies.

### Quotation



Eagles Nest Cabin 17c, Dunston Business Village, ST18 9AB  
t: 01782 939 038 e: info@ksconstruction.group

### Construction Quote Summary

**Scope of Works**  
This quote covers the full construction of a [insert description, e.g., 3-bed dormer bungalow at 102 sqm] including enabling works, substructure, superstructure, M&E, internal finishes, and external works, in accordance with the approved planning drawings and Building Regulations.

**Programme**  
Estimated build duration: 44 weeks, subject to weather, materials availability, and any unforeseen site constraints.

Description	Value (£)
Enabling Works	£2,142.00
Demolition Works	£2,142.00
Ground Works	£14,964.00
Substructure	£14,964.00
Structural Works	£17,136.00
External walls	£21,420.00
Windows & Doors	£17,136.00
Roof Works	£14,964.00
Plumbing/Heating/Lift	£8,568.00
Mechanical	£17,136.00
Electrical	£12,852.00
Dry Lining	£4,284.00
Joinery Works	£5,426.00
Fittings, furnishings and equipment	£5.00
Engineering Operations	£10,712.00
Builders Works	£5,426.00
Internal Finishes	£12,852.00
Services	£5,426.00
Landscaping	£5,426.00
Building works sub-total	£197,064.00
Preliminaries	£18,706.40
Professional Fees	£5.00
On Site Materials	£5.00
Advance Payment	£5.00
Contract Variations	£5.00
Assumed Contract Value	£216,775.40
Contingency @ 5%	£10,838.82
Total	£227,614.22
Cost/m2	£2,231.46

**Contract Form**  
This proposal is issued under the assumption that the works will be governed by a JCT Minor Works Contract 2016 (with Contractor's Design), unless otherwise agreed in writing.

**Payment Schedule**  
Payment schedule to follow the standard JCT Minor Works Contract format  
10% of the total contract value payable upfront as a mobilisation payment  
Subsequent payments to be invoiced monthly in arrears, based on completed work stages and agreed valuations  
The 10% upfront payment will be credited proportionally against the first two payment claims

**Retention**  
A retention of 5% will be held on all interim payments  
2.5% to be released upon practical completion  
Remaining 2.5% to be released following the defects liability period of 6 months post completion

**VAT**  
All prices are exclusive of VAT unless otherwise stated. VAT will be charged at the prevailing rate.

**Validity**  
This quote is valid for 30 days from the date issued, after which it may be subject to revision based on material cost fluctuations or supplier lead times.

**Insurance & CDM**  
The contractor will carry Public Liability and Employers' Liability Insurance. CDM 2015 regulations apply — the contractor will act as Principal Contractor unless otherwise agreed.

## PLANNING STATUS

### Approved Planning Documents

The plot benefits from full planning permission granted by Stafford Borough Council under the original application 07/08916/FUL. An extension of time was later approved under reference 10/14492/EXT. A Certificate of Lawful Development, dated 10/09/2018, confirms the right to construct a 3-bedroom bungalow with a Gross Internal Area (GIA) of 102 sqm.

### Confirmation of Permitted Development

This site benefits from full planning permission and therefore does not rely on any permitted development rights.

The proposed development is being delivered under the approved planning application rather than through Prior Approval or Permitted Development routes. As such, the scheme does not require compliance with permitted development criteria or fallback positions.

### Planning Consultants Opinion

Our planning consultant has reviewed the approved planning documents and the associated decision notice. Their professional opinion is that there are no material concerns or planning-related issues that would prevent the buyer from progressing with the proposed development.

The scheme appears compliant with the granted planning permission, and no pre-commencement conditions are deemed to pose undue risk or delay, subject to standard due diligence.

Hi Anthony,

Following our review of the planning documents and the decision notice for the proposed development at the Former BT Sub Station, Stone Road, Stafford, we can confirm the following:

\*\*\*

- Full planning permission has been granted under reference 07/08916/FUL for the construction of a 3-bedroom dormer bungalow.
- The conditions set out in the decision notice appear reasonable and standard for this type of development.
- No significant planning concerns have been identified that would hinder implementation of the approved scheme.
- In our opinion, the permission is implementable as granted, subject to usual site investigations, discharge of conditions, and compliance with Building Regulations.

Should you or a prospective buyer require a more detailed report or planning appraisal, we would be happy to assist.

Kind regards



**Dan Hughes**  
MRTP1

Planning Director  
01772 369 669 | 07860 943811  
[pwaplanning.co.uk](http://pwaplanning.co.uk)

2 Lockside Office Park, Lockside Road, Preston, PR2 2YS



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Registered office address Stoneleigh House, Stoneleigh Park, Stoneleigh, Warwick CV8 2TZ

## TERMS OF PURCHASE

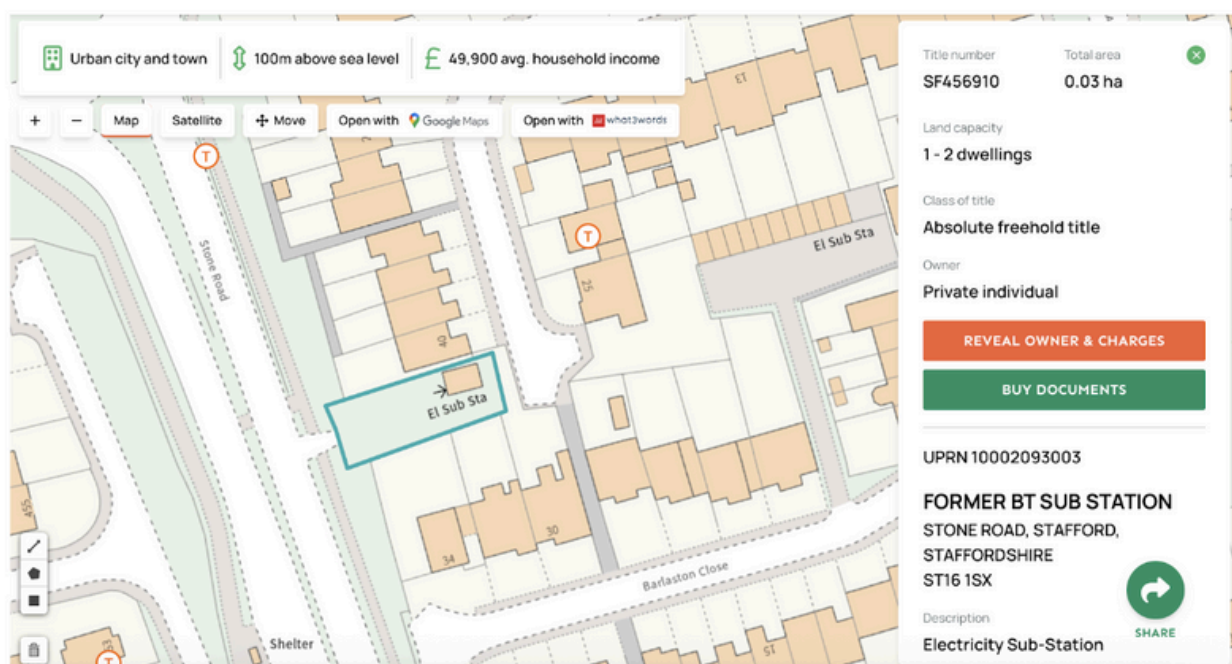
### Summary

This site is offered with full planning permission already granted and is not subject to planning, meaning the buyer will be expected to proceed on an unconditional basis.

Purchase Type:	Unconditional Freehold Sale
Planning Status:	Full planning permission granted ref:JN9T16PS03A00
Title Status:	Freehold
Price:	£45,000
VAT Status:	Site is not registered for VAT
Conditions:	No overage, clawback, or restrictive covenants (unless otherwise stated)

## SITE & FLOOR PLANS

### Red line boundary



## SITE & FLOOR PLANS

### Proposed floor plans & Elevations



## COMPARABLES & MARKET EVIDENCE

### Area Overview

Stafford continues to demonstrate strong property market fundamentals, underpinned by steady buyer demand, excellent transport links, and a well-regarded school network.

The local market remains competitive, with low supply and high demand driving consistent capital growth. New build homes and high-quality modern dwellings in this area are especially sought after by families and downsizers, contributing to strong resale values and limited time on the market.

Within ST16, values vary based on condition and location, but modern homes particularly new builds are commanding an average price of £3,400 to £3,750 per sqm, with £3,650 per sqm representing a reasonable benchmark for high-spec, well-located properties.

### Valuation & Comparables

The proposed development comprises a 3-bedroom dormer bungalow of approximately 102 sqm. Based on the current average of £3,650 per sqm for new build properties in the ST16 area, the projected resale value is £372,300.

This figure is supported by multiple comparable sales of modern New build properties in the immediate area. The data, supported by local agent commentary and square metre analysis, presents a strong, evidence-based case for the anticipated end value.

1

**PARTRIDGE WALK - NEW HOMES**

Off Stone Rd, A38, Stafford, ST16 1GZ

Detached 3 0.33 miles

New Release! Last 3 bedroom home PLUS flooring included, don't miss out! Traditional from the outside but ideally suited to modern living.

**NEW HOME** Partridge Walk Development >

Added on 06/06/2025 by Vistry NM (Linden)

**Linden** 01625 920285 Local call rate Contact Save

£349,995 JUST LAUNCHED

[https://www.rightmove.co.uk/properties/162987854#/?channel=RES\\_NEW](https://www.rightmove.co.uk/properties/162987854#/?channel=RES_NEW)

2

**Cardamine Parade, Stafford**

Semi-Detached 3 0.44 miles

A BEAUTIFUL NEW BUILD three bed, three storey semi detached 'Kingsville' by Barratt Homes on the Bertellin Fields Stone Road development. PHB

**NEW HOME**

Added on 25/01/2025 by John German, Stafford

**John German** 01785 335546 Local call rate Contact Save

£318,995

[https://www.rightmove.co.uk/properties/157349795#/?channel=RES\\_NEW](https://www.rightmove.co.uk/properties/157349795#/?channel=RES_NEW)

3

**Crab Lane, Stafford, ST16 1SQ**

Semi-Detached 3 0.51 miles

Set in a popular location a rare opportunity arises to purchase one of just Four BRAND NEW semi detached homes constructed to a high standard by well regarded local developer, Ridgewood...

**NEW HOME**

Reduced on 06/05/2025 by Paul Carr Land & New Homes, Aldridge

**Carr Lane & New Homes** 0121 387 6375 Local call rate Contact Save

£249,750 PREMIUM LISTING

[https://www.rightmove.co.uk/properties/157349795#/?channel=RES\\_NEW](https://www.rightmove.co.uk/properties/157349795#/?channel=RES_NEW)

## COMPARABLES & MARKET EVIDENCE

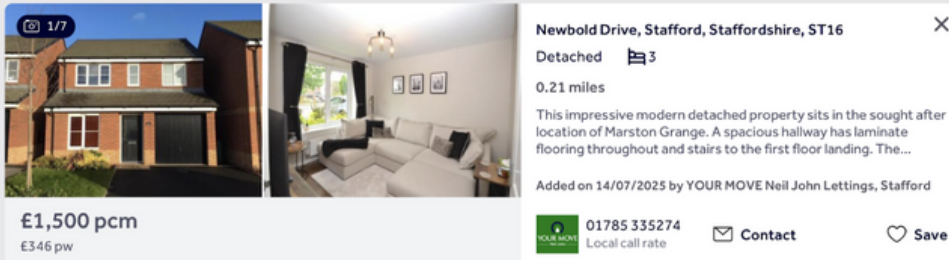
### Rental Comparables

Rental demand in the immediate area is exceptionally strong, particularly for three-bedroom properties. At present, there are no available three-bedroom homes listed for rent within a ¼ mile radius of the subject Landt, indicating a clear supply shortage. This scarcity continues to drive competitive rental rates and minimise void periods.

To determine an accurate and realistic rental valuation, we have assessed three comparable properties locally that closely match in size 102 sqm, layout, and standard of finish. These comparables consistently achieve £1,500 per calendar month, supported by feedback from local letting agents.

Given the ongoing demand and limited availability, £1,500 PCM is both an achievable and sustainable rental figure, ensuring strong cash flow and solid performance for a standard single-let investment post-refurbishment.

1



**Newbold Drive, Stafford, Staffordshire, ST16**

Detached 3 3  
0.21 miles

This impressive modern detached property sits in the sought after location of Marston Grange. A spacious hallway has laminate flooring throughout and stairs to the first floor landing. The...

Added on 14/07/2025 by YOUR MOVE Neil John Lettings, Stafford

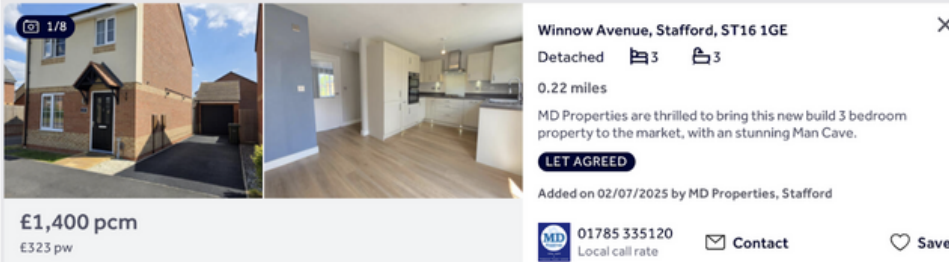
**£1,500 pcm**  
£346 pw

01785 335274  
Local call rate

Contact Save

[https://www.rightmove.co.uk/properties/164478683#/?channel=RES\\_LET](https://www.rightmove.co.uk/properties/164478683#/?channel=RES_LET)

2



**Winnow Avenue, Stafford, ST16 1GE**

Detached 3 3  
0.22 miles

MD Properties are thrilled to bring this new build 3 bedroom property to the market, with an stunning Man Cave.

**LET AGREED**

Added on 02/07/2025 by MD Properties, Stafford

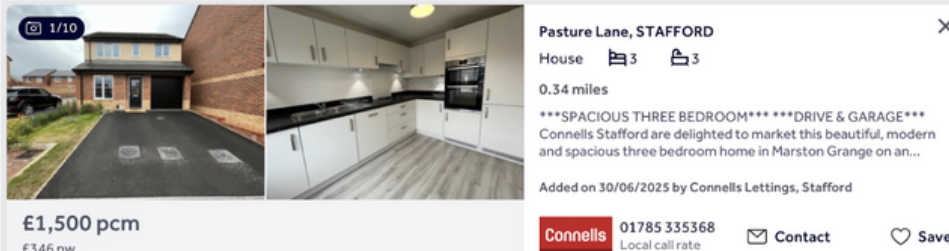
**£1,400 pcm**  
£323 pw

01785 335120  
Local call rate

Contact Save

[https://www.rightmove.co.uk/properties/162987854#/?channel=RES\\_NEW](https://www.rightmove.co.uk/properties/162987854#/?channel=RES_NEW)

3



**Pasture Lane, STAFFORD**

House 3 3  
0.34 miles

\*\*\*SPACIOUS THREE BEDROOM\*\*\* \*\*DRIVE & GARAGE\*\*\*  
Connells Stafford are delighted to market this beautiful, modern and spacious three bedroom home in Marston Grange on an...

Added on 30/06/2025 by Connells Lettings, Stafford

**£1,500 pcm**  
£346 pw

01785 335368  
Local call rate

Contact Save

[https://www.rightmove.co.uk/properties/163978709#/?channel=RES\\_LET](https://www.rightmove.co.uk/properties/163978709#/?channel=RES_LET)

## OWNERSHIP & LEGAL

### Site Tenure:

Freehold site no notable restrictions on the land or ransom strips that would stop access

### Agent Details:

Bridgefords, Bank House 40 Greengate Street Stafford ST16 2JB

## ANY OTHER NOTES OR BUYERS REQUIREMENTS