



**53**

**Main Street,  
Farnhill,  
Keighley,  
LONDON  
BD20 9BJ**

Residential Refurbishment Project





## Proposal::

Offers in Excess of

**£300,000**

(Three Hundred Thousand Pounds)

Subject To Contract And a 2% Sourcing Fee.

## EXECUTIVE SUMMARY

- Total Property Size: 2135 SQFT GIA.
- Property Qualifies for an EPC Grant, which significantly reduces the refurb costs.
- Refurb Quotes from Local Builders range from £ 15,000 – £ 20,000. A complete breakdown is available on request.
- GDV in the region of £ 450,000 – £475,000 reflecting a £211 £/psf which is very achievable in Local Area
- The site comprises a derelict 3/4 bedroom, end-of-terrace building arranged over ground and two upper floors. Extremely Desirable Location.
- Perfect opportunity for a property developer looking for a 3-month flip project.
- Extremely Desirable Location.
- Only moments away from offering residents the best local amenities, entertainment, and cultural amenities.

## KEY FINANCIALS

<b>Total GDV</b>	<b>£450,000</b>
<b>Purchase Price</b>	<b>£300,000</b>
<b>Refurb + Purchase Cost:</b>	<b>£43,100</b>
<b>Total Capital Required</b>	<b>£349,100</b>
<b>Profit</b>	<b>£100,900</b>
<b>Return On Investment %</b>	<b>28.90%</b>

## DESCRIPTION

The building is currently arranged as 3/4 bedroom end of terraced building, arranged 3 floors which are in need of refurbishment and renovation totalling 1,959 sq.ft NIA

## SITUATION

53 Main Street, located in Farnhill, Keighley, is an ideal blend of traditional charm and modern amenities. Perfect for homebuyers looking for a view, it's set in a picturesque and vibrant community.

## LOCATION

Nestled in Farnhill, this property is part of Keighley, West Yorkshire, known for its scenic beauty and rural charm. It offers the tranquility of village life with easy access to Keighley's town center amenities.

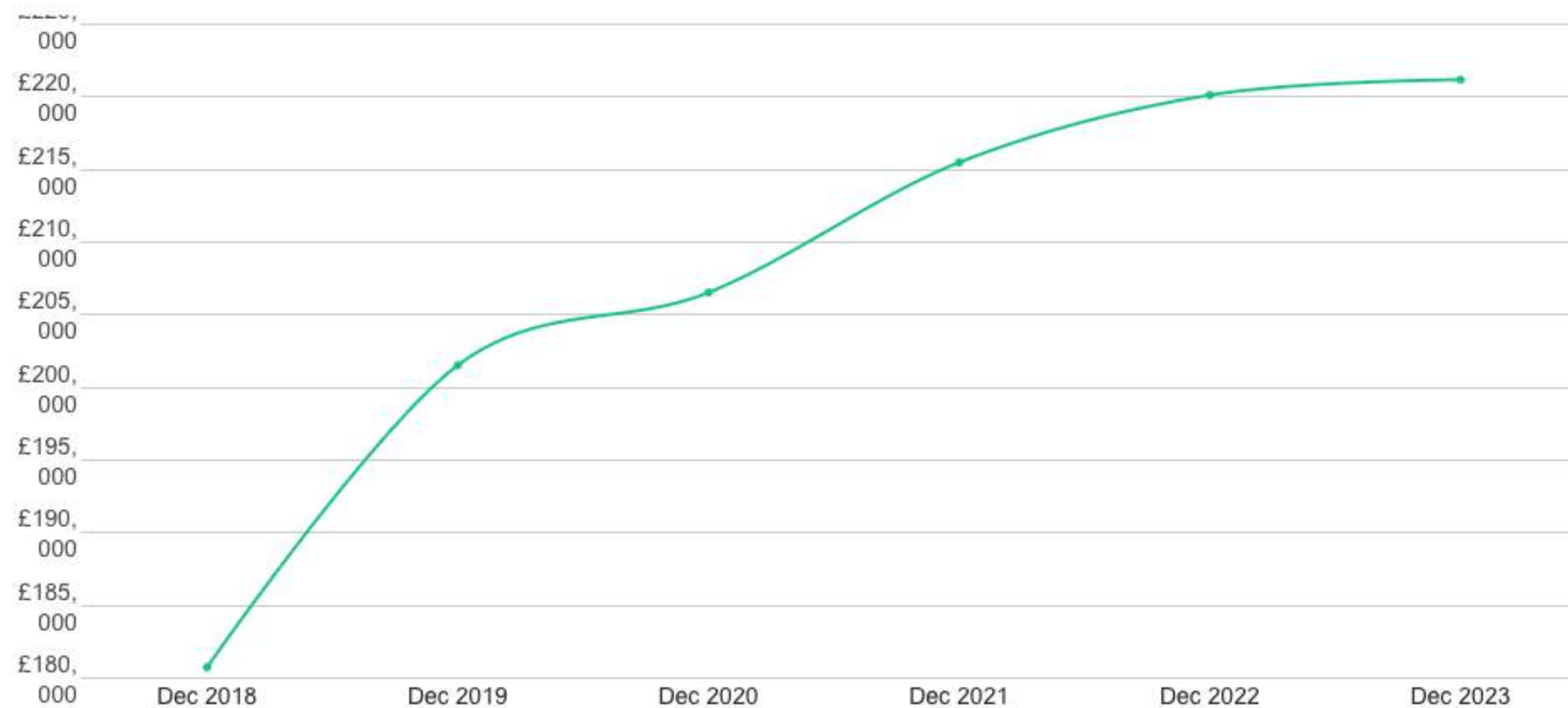
## CONNECTIVITY

With excellent transport links, 53 Main Street is perfect for commuters. Close to Keighley railway station and the A629, it provides easy access to major cities and local destinations, blending convenience with connectivity.



# Capital Appreciation / Regeneration and Price Growth in Local Area (Within 0.75 miles)

5-year price growth



Date	Avg price	+/-
Dec 2018	£180,749	-
Dec 2019	£201,533	11.5%
Dec 2020	£206,540	2.5%
Dec 2021	£215,494	4.3%
Dec 2022	£220,131	2.2%
Dec 2023	£221,189	0.5%

0%

1-year

7%

3-year

22%

5-year



## Tenure

Freehold.


## VAT

The property is not elected for VAT..

## Further Information

Quotes from Local Estate Agents & builders are available on request.

**For further information or to arrange a viewing, please contact us:**

 033 0179 7662

 [info@simplifiedsourcing.co.uk](mailto:info@simplifiedsourcing.co.uk)

 382 Kenton Road, Harrow, Middlesex, HA3 8DP

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