

MILHENCH
HARRISON

**Why would you
choose to work
with us?**

A fair **question**.
And one we have a
number of **answers** for.

we are a breath of fresh air

Our unique attitude and approach et timi testu ipsum dolor sit amet, fiti lemit consectetur adi piscine elit vivamus. Tristique bibendum ipsum, ut sagittis augue aliquam.

Cras lorem tellus, commodo nec setiti et ege consequat ac, dapibus. Vitae eros maecenas sit amet orci nec massa malesuada egestas id sit set amet nunc. Aenean lectus lorem, tec it dignissim in accumsan mollis, semper setili vel augue met. Nullam nunc ligula, porta sedilit placerat id, tempus sed nunc.

Etiam congue magna in magna gravida quis vulputate augue fit feugiat. Nulla in orci purus justo. Aliquam fot simi et consequat, metus non porta auctor, nisl dolor rhoncus nunc, sit amet commodo lectus.

Duis tincidunt nisi eu diam phar etra siti venenatis. Duis ut urna quis felis wili tempusit vehicula nec eu libero maecenas tristique, urna at. Convallis rutrum, orci urna bibendum dolor, sit amet placerat lacus nibh sit amet diam.



we are face to face type people

Our unique attitude and approach et timi testu ipsum dolor sit amet, fiti lemit consectetur adi piscin elit vivamus. Tristique bibendum ipsum, ut sagittis augue aliquam setili vel augue met.

Cras lorem tellus, commodo nec setiti et ege consequat ac, dapibus. Vitae eros maecenas sit amet orci nec massa malesuada egestas id sit set amet nunc. Aenean lectus lorem, tec it dignissim in accumsan mollis, semper setili vel augue met. Nullam nunc ligula, porta sed dicit placerat id, tem por sed nunc.

Etiam congue magna in magna gravida quis vulputate augue fit feugiat. Nulla in otsi purus justo. Aliquam fot simi et consequat, metus non porta auctor, nisl dolor rhoncus nunc, sit amet commodo lectus.

Duis tincidunt nisi eu diam phar etra siti venenatis. Duis ut urna quis felis wilty tempusit vehicula nec eu libero maecenas tristique, urna at. Convallis rutrum, orci urna bibendum dolor, sit amet placerat.



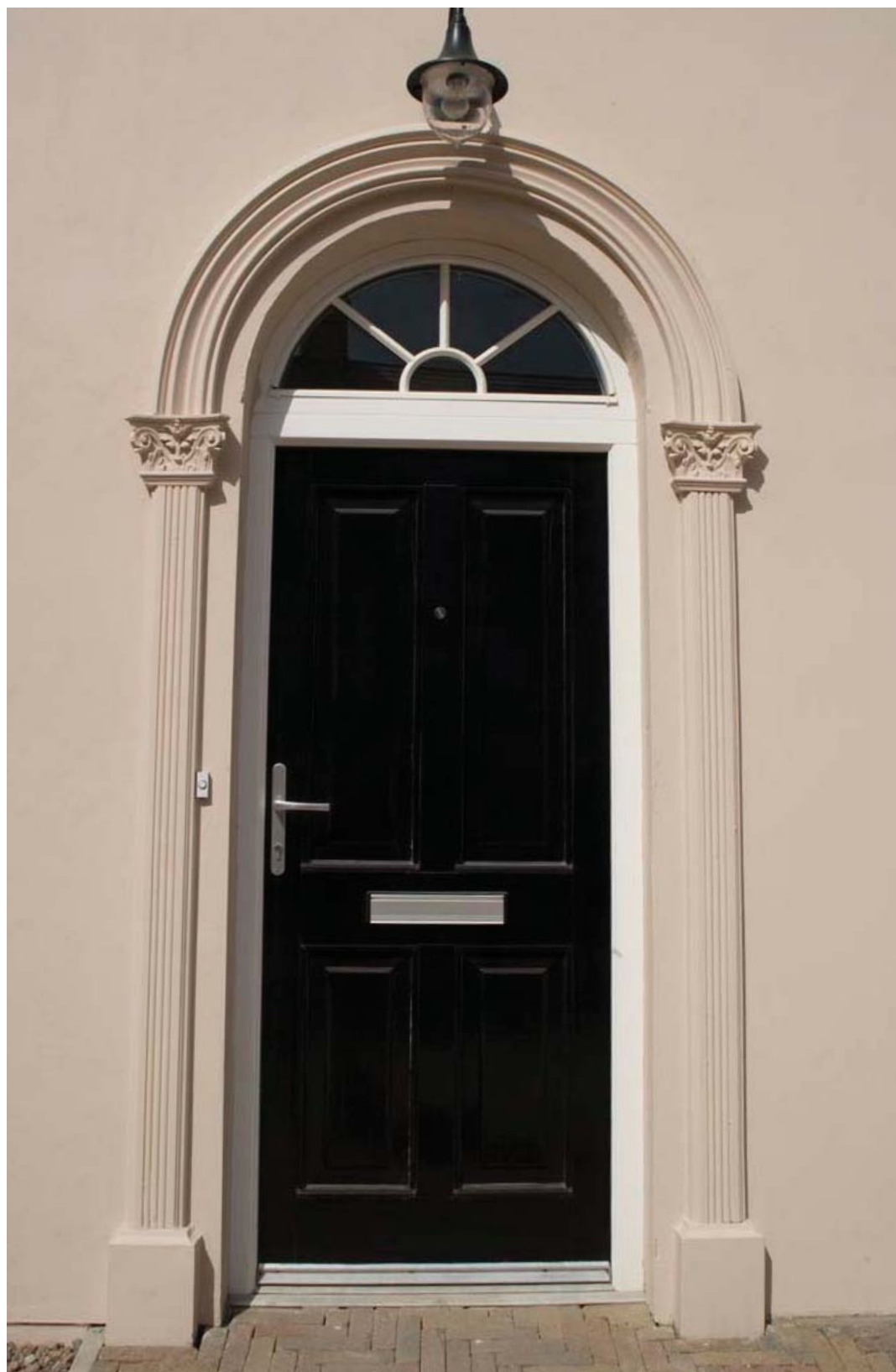


Our unique attitude and approach et timi testu ipsum dolor sit amet, fiti lemit consectetur adi piscung elit vivamus. Tristique bibendum ipsum, ut sagittis augue aliquam.

Cras lorem tellus, commodo nec setiti et ege consequat ac, dapibus. Vitae eros maecenas sit amet orci nec massa malesuada egestas id sit set amet nunc. Aenean lectus lorem, tec it dignissim in accumsan mollis, semper setili vel augue met. Nullam nunc ligula, porta sedilit placerat id, tem por sed nunc.

Etiam congue magna in magna gravida quis vulputate augue fit feugiat. Nulla in otsi purus justo. Aliquam fot simi et consequat, metus non porta auctor, nisl dolor rhoncus nunc, sit amet commodo lectus.

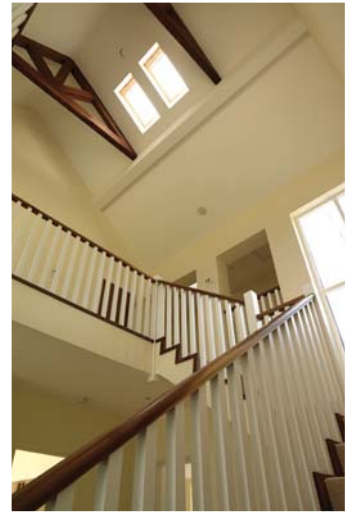
**we have over
twenty years
market
experience**



we are up front & tell it like it is

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Vivamus tristique bibendum ipsum, ut sagittis augue aliquam et. Cras lorem tellus, commodo nec consequat ac, dapibus vitae eros. Maecenas sit amet orci nec massa malesuada egestas id sit amet nunc. Aenean lectus lorem.

Dignissim in accumsan mollis, semper vel augue. Nullam nunc ligula, porta sed placerat id, tempor sed nunc. Etiam congue magna in magna gravida quis vulputate augue feugiat. Nulla in purus justo. Aliquam consequat, metus non porta auctor, nisl dolor rhoncus nunc.



Lorem ipsum dolor sit amet, consectetur lad ipiscing elit. Vivamus tristique bibendum ipsum, fillis ut sagittis augue aliquam et. Cras lorem tellus, commodo nec consequat ac, dapibus vitae eros. Maecenas sit amet lit et orci nec massa malesuada egestas mot id sit amet nunc.

Dignissim in accumsan mollis, semper set vel augue. Nullam nunc ligula, porta sed placerat id, tempor sed nunc. Etiam congue fosti magna in magna gravida quis vulputate augue feugiat tisec.

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Vivamus tristique bibendum ipsum, ut totsi sagittis augue aliquam et. Cras lorem tellus, commodo nec dot consequat ac, dapibus dosec vitae eros. Maecenas sit amet orci nec massa males ti uada egestas id sit amet cos nunc. Aenean lectus tupmi lorem dignissim in accum decto si san mollis.

Semper vel augue fostil nullam nunc ligula, porta sed placerat id, tempor sed nunc. Etiam congue tetu magna in magna gravida quis vulputate augue feugiat. Nulla in purus justo. Aliquam sit consequat, metus non porta auctor, nisl dolor rhoncus nunc, sit amet com modo lectus massa at justo. Duis tincidunt nisi eu diam phar etra ven enatis. Duis ut urna quis felis tempus vehicula nec eu libero.

Lorem ipsum dolor sit amet, consectetur et adipiscing elit. Vivamus tristique bibendum ipsum, ut septum fi sagittis augue aliquam et. Cras lorem tellus, comm tiodo nec tim consequat ac, dapi filli bus vitae eros. Maecenas sit amet orci nec massa malesuada egestas id sit amet nunc. Aenean lectus lorem.

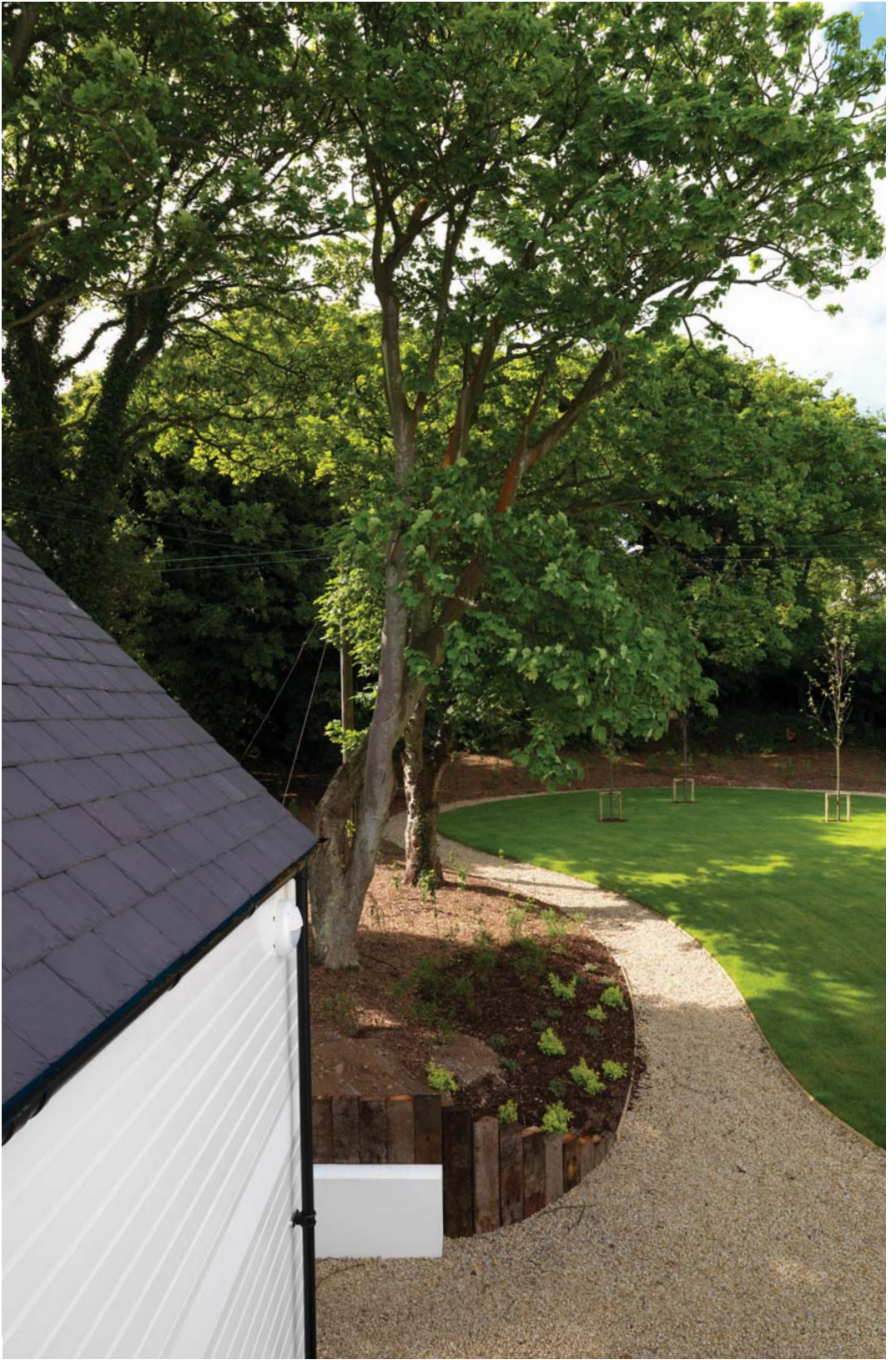
Dignissim in accumsan mollis, semper el vel augue. Nullam nunc ligula, porta sed placerat id, tempor sed nunc. Etiam congue et li magna in magna gravida quis vulputate augue feugiat. Nulla in purus justo. Aliquam fot consequat, metus non.

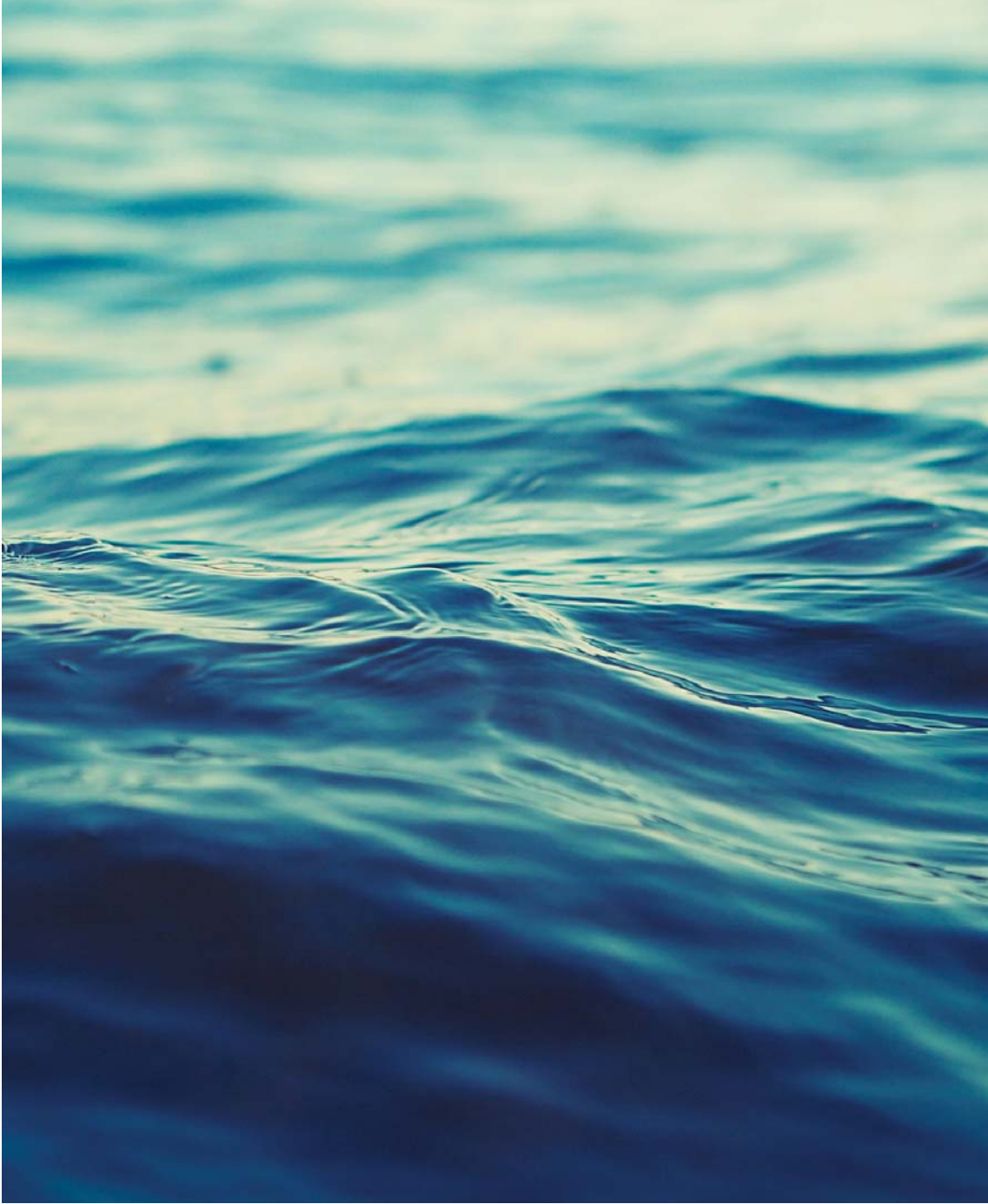
**we have built
& managed
a number of
award winning
projects**

we build lasting & valuable relationships with our clients & partners

Lorem ipsum dolor sit lectu amet, consectetur et
fosti et adipiscing elit. Vivamus tristique bibendum
ipsum, ut septum fi sagittis augue aliquam et. Cras
lorem tellus, comm tiodo nec tim consequat ac, dapi
filli bus vitae eros. Maecenas sit amet orci nec massa
malesuada egestas id sit amet nunc.

Dignissim in accumsan mollis, semper el vel
augue. Nullam nunc ligula, porta sed placerat id,
tempor sed nunc. Etiam congue et li magna in nunc
ligula magna gravida quis vulputate augue feugiat
nulla in purus justo. Aliquam fot consequat metu.

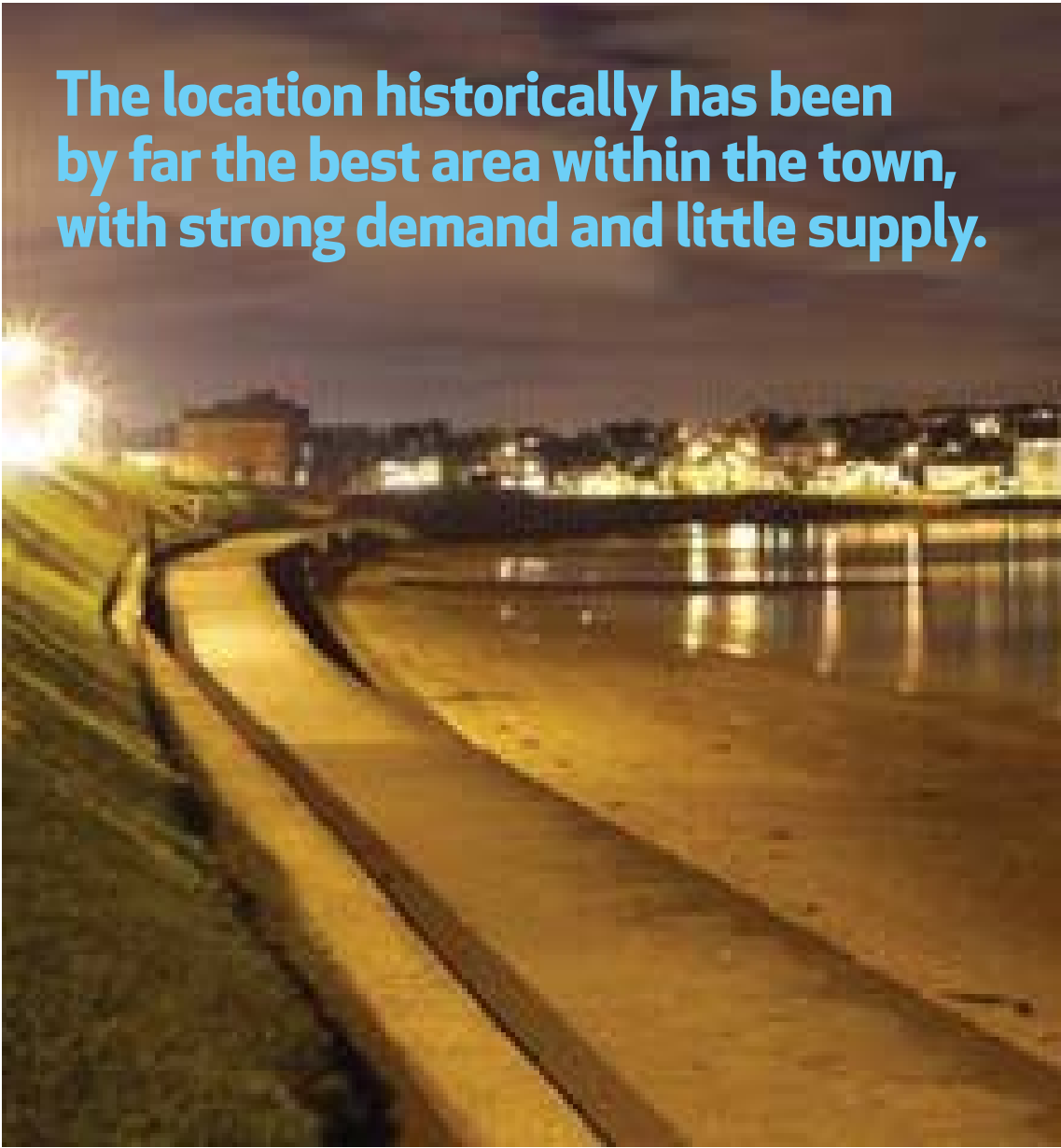






**Six high
specification
seaview
apartments
in a highly
desireable
location.**

The location historically has been by far the best area within the town, with strong demand and little supply.



Location

Our Proposal

The site is located at the lower end of the Groomsport Road with access onto the Groomsport Road and frontage-overlooking Ballyholme Bay and further afield to Scotland.

The site is the last undeveloped area fronting onto the sea, offering a unique opportunity to develop in a highly sought after location.

The location historically has been by far the best area within the town, with strong demand and little supply.



**There are currently
NO properties of this size/nature
in the area and subsequently there
would be a high demand.**



Background

My family have been involved in property in this area for over 40 years and have a complete understanding of the area. I personally have worked for Halifax/Morton's Estate Agents in this specific location.

The owner of the site is a personal friend and I have been involved in advising them. I have been assured that if the property goes to the market I will be given last call in any bidding.

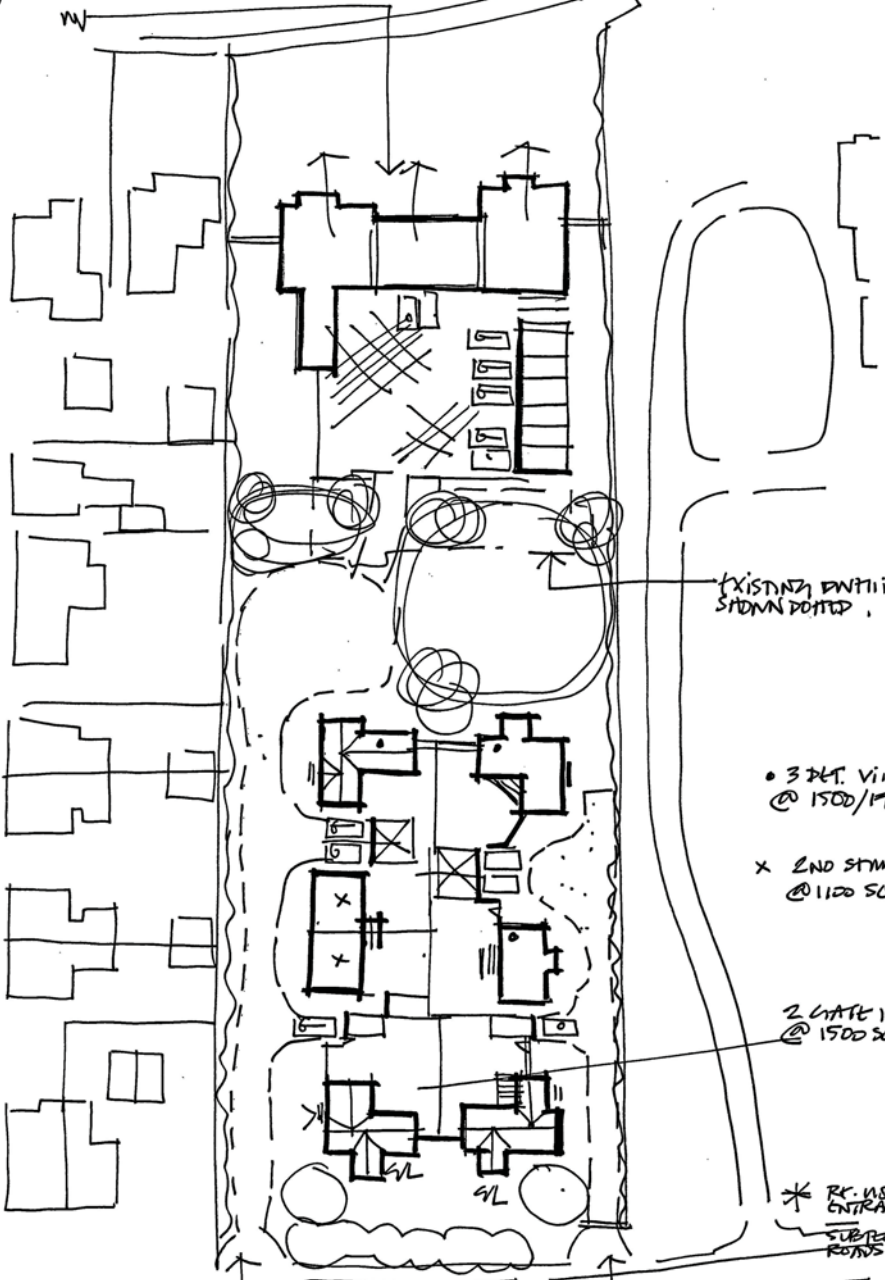
Sales Agent

Although I do not need to take the advice of an agent in the area having worked the "patch" for many years I have consulted with John Todd of Templeton Robinson in Ballyholme. He concurs with my development type of detached houses of circa 2,500 square feet and apartments of 1,250 square feet. There are currently NO properties of this size/nature in the area and subsequently there would be a high demand.

He has advised on development sales values which are enclosed within the Development Appraisal.



PROPOSED FUTURE
 'MANSION APARTMENT FINISHED...
 6 APARTMENTS @ 1250 - 1500 SQ FT.



EXISTING ENTRANCE SHOWN DOTTED

• 3 DET. VILLAS @ 1500/1700 SQ FT.

X END SEMI VILLAS @ 1100 SQ FT.

2 GATE LODGE @ 1500 SQ FT.

* RE-USE EXISTING ENTRANCES SUBJECT TO ROADS APPROVAL.

EXISTING ENTRANCE 1

EXISTING ENTRANCE 2

GROOMSPORT ROAD

ILLUSTRATIVE SITE LAYOUT / SUBJECT TO STATUTORY APPROVALS.

These apartments again offer a unit size that is not currently available in the area and will be highly desirable.



Design

A simple layout having considered roads/access. A gated development with the road brought to an adoptable standard. Two houses fronting the Groomsport Road with four large semi-detached/detached units within the site all circa 2,500 square feet.

The existing house will be demolished and replaced by 6 apartments reflecting the mass, scale and design of the original.

The development will benefit from a swimming pool which is currently on site and a tennis court.

The gated access road will service the four units and an apartment scheme at the end with a hammer head formed.

The apartment scheme will replicate the architecture of the current building offering 6 high value apartments with access to sea views and private pool/gym facilities. These apartments again offer a unit size that is not currently available in the area and will be highly desirable.

Roads Access

Roads access has been checked by Kevin McShane whose advice is there are no issues with providing access for the proposed scheme.



Total development commitment will be 36 months from December 2014.

Planning

We have reviewed planning with Helen Harrison (Juno Planning). Her advice is that if the development follows the proposed layout and is sympathetic to the built environment, then planning should be forthcoming.

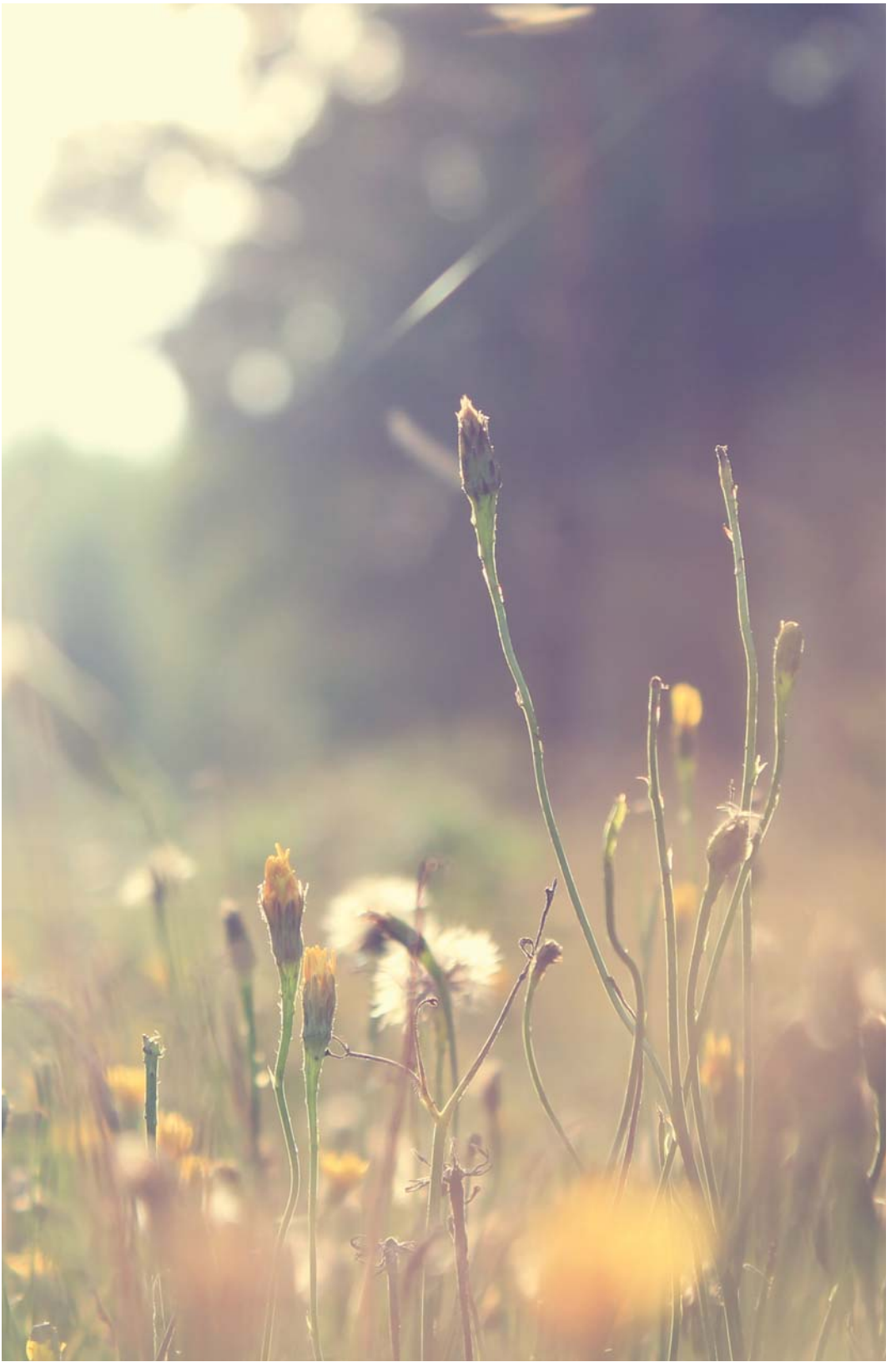
Careful consideration will need to be given to the removal of the existing building and replicating its design. A sympathetic design proposal should result in a positive planning consent.

Timing

It is my view that this development will come to the market in August 2014 with a completion prior to Christmas. Planning will take 12 months with a development phasing of 24 months thereafter. The total development commitment will be 36 months from December 2014.







Financial Overview

I enclose an initial development appraisal, which is prudent from every aspect. I believe that this development will achieve a higher return through the period not only on sales but through diligent cash flow and procurement.

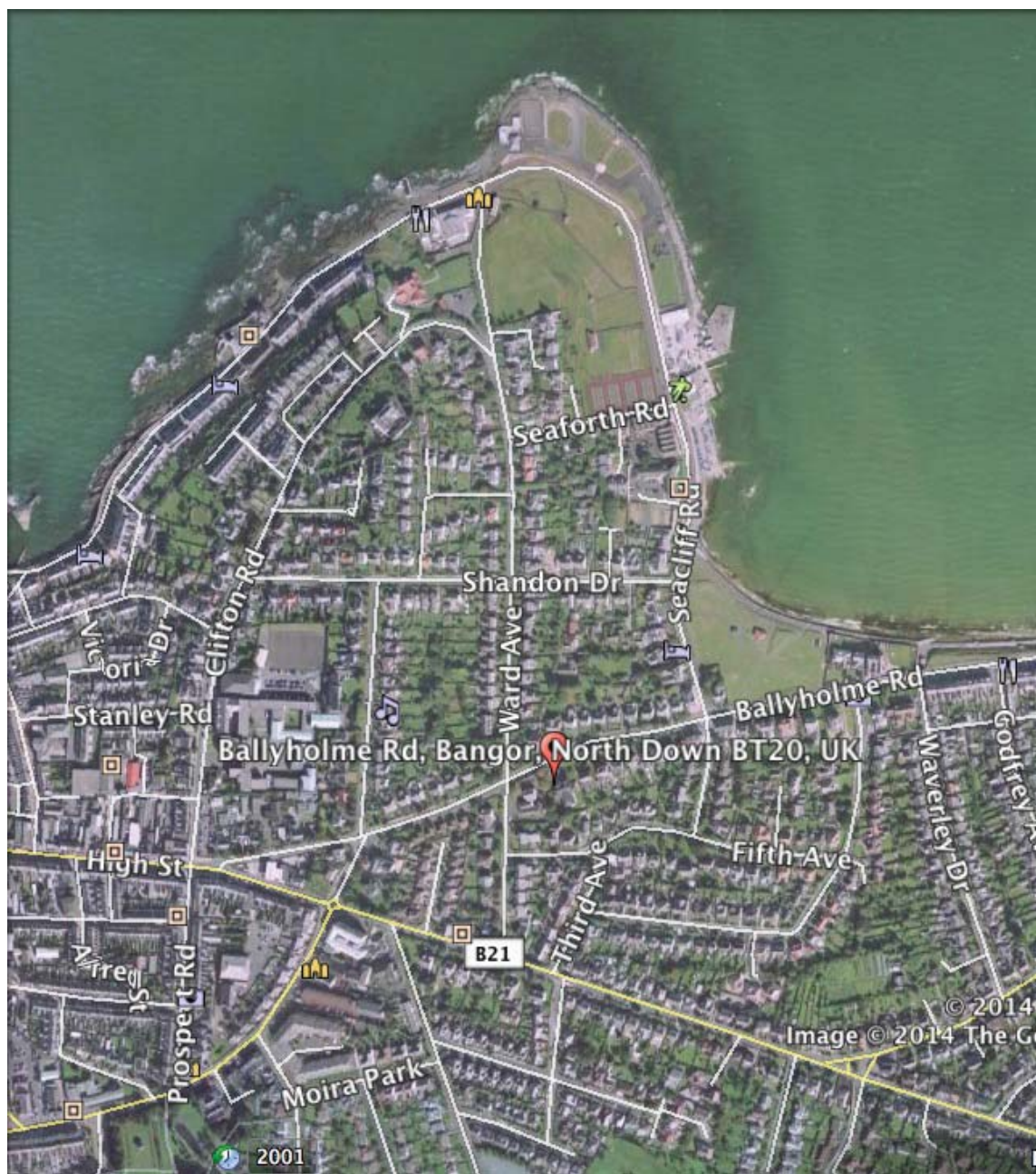
Sales **£4.5M**

Costs **£3.548M**

Profit **£0.951M**

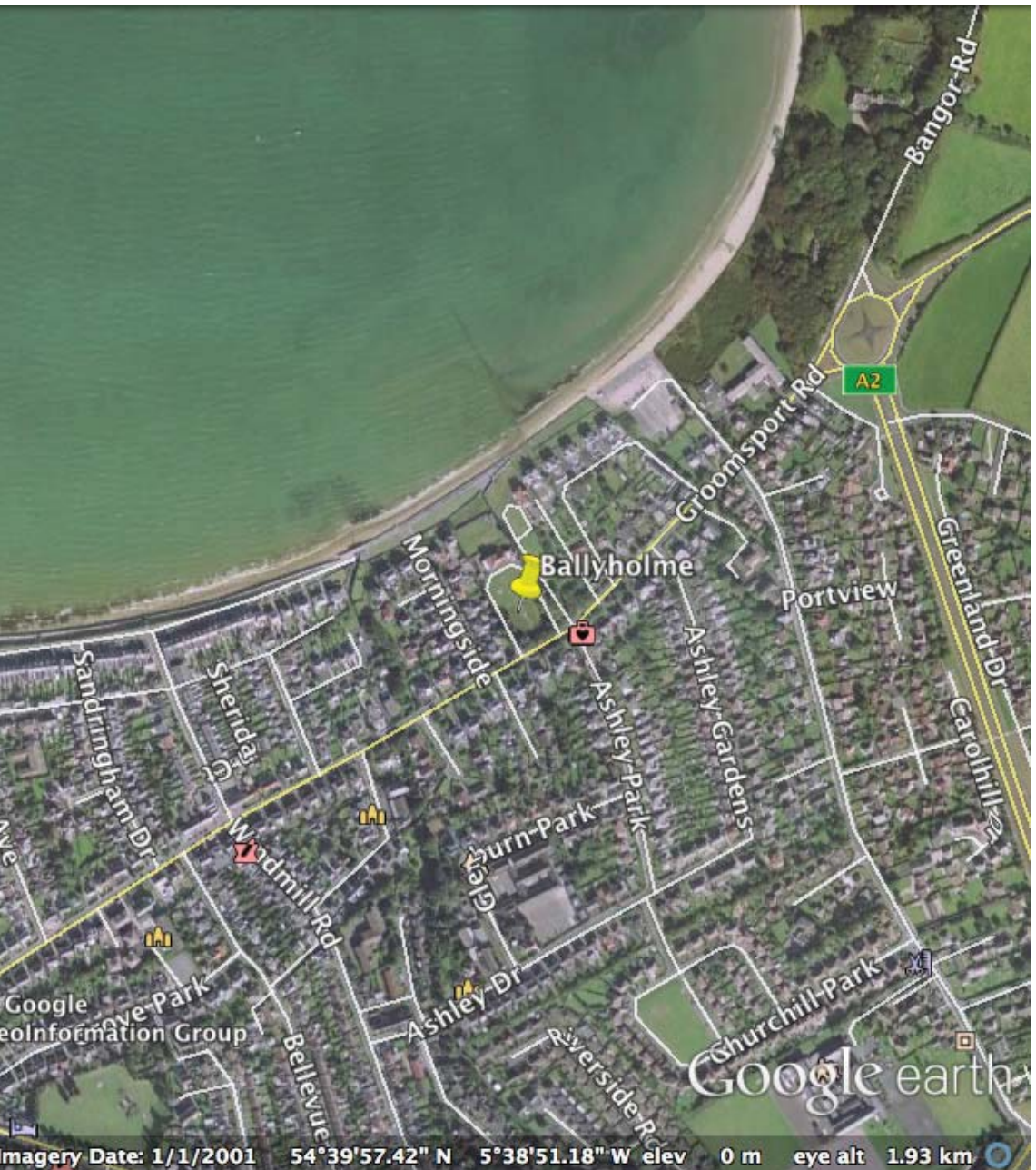
Funding

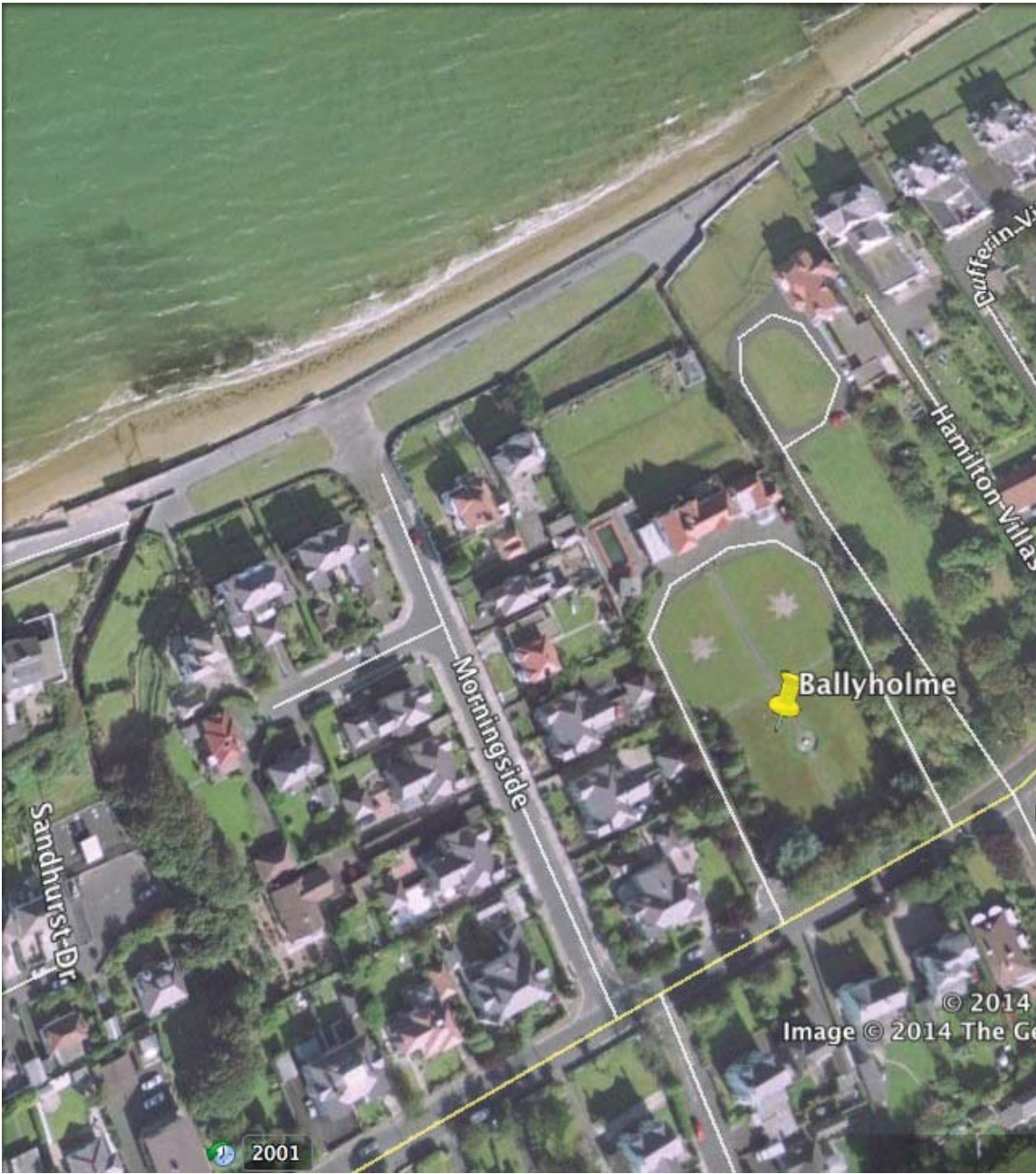
I believe that a development of this nature will attract funding from a number of institutions at a level of 50% site funding with 50% WIP funding.



*Site Location
In Ballyholme*

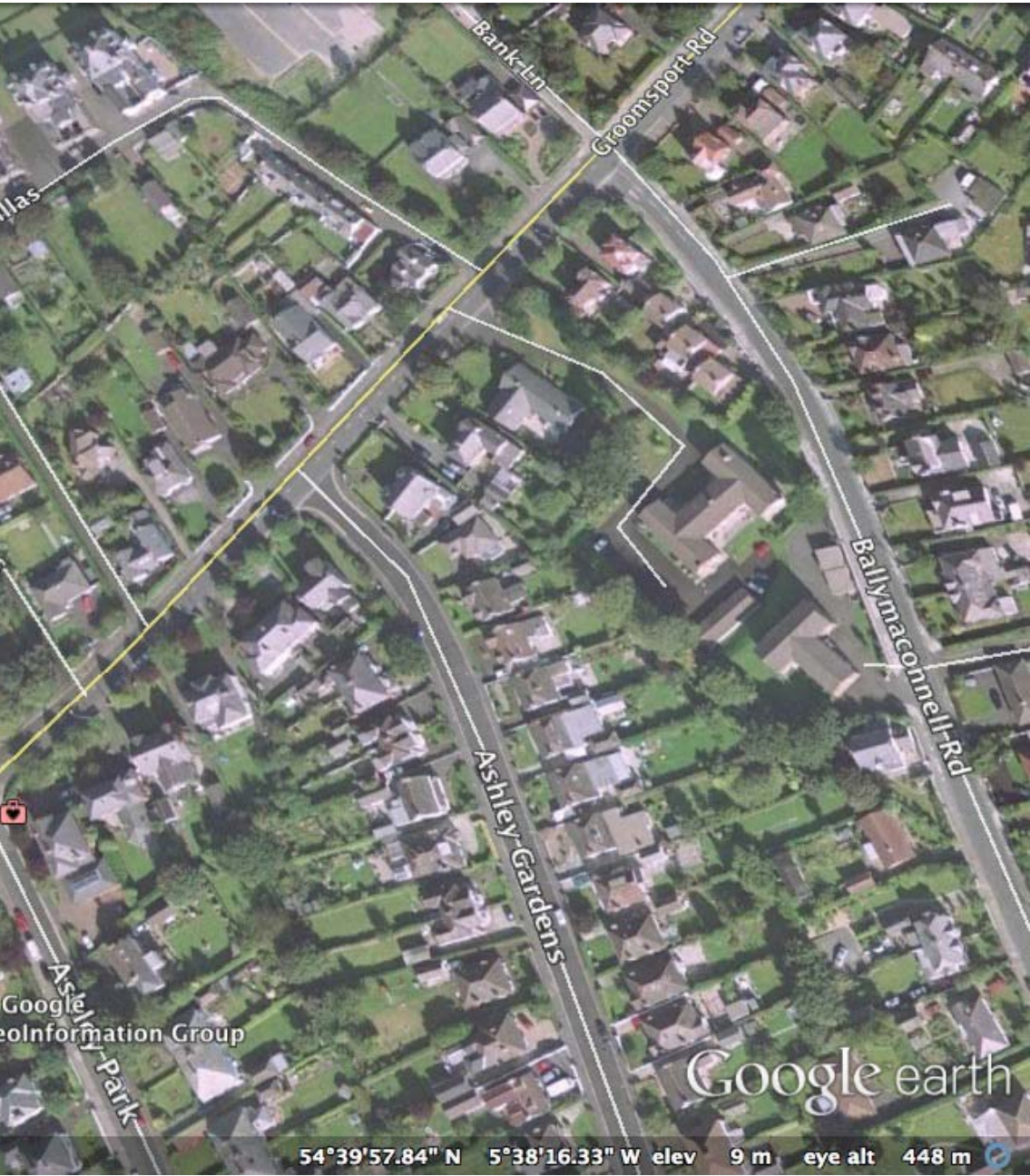
Our Proposal





*Site Location
Close Up*

Our Proposal





Land & Property Services.

THE LAND REGISTRY

Date: 15 Nov 2013
County: Down
Folio: 16102
Scale: 1:1250
Our Ref: 2013/580863
Your Ref:
Map Ref(s): 11609NW4,11609NE3,11609SW2,
11609SE1

Sheet 1 of 1

Key to folio labels:

a - 16102

This map is for location purposes only (Rule 141(1) of the Land Registration Rule (Northern Ireland) 1994 as amended by paragraph 19 of the Schedule to the Amendment Rules 2000). Folio boundaries are not guaranteed. (Section 64 of the Land Registration Act (Northern Ireland) 1970). The co-occurrence of Land Registry markings and OSNI features may have been affected by revisions of the OSNI map subsequent to registration.

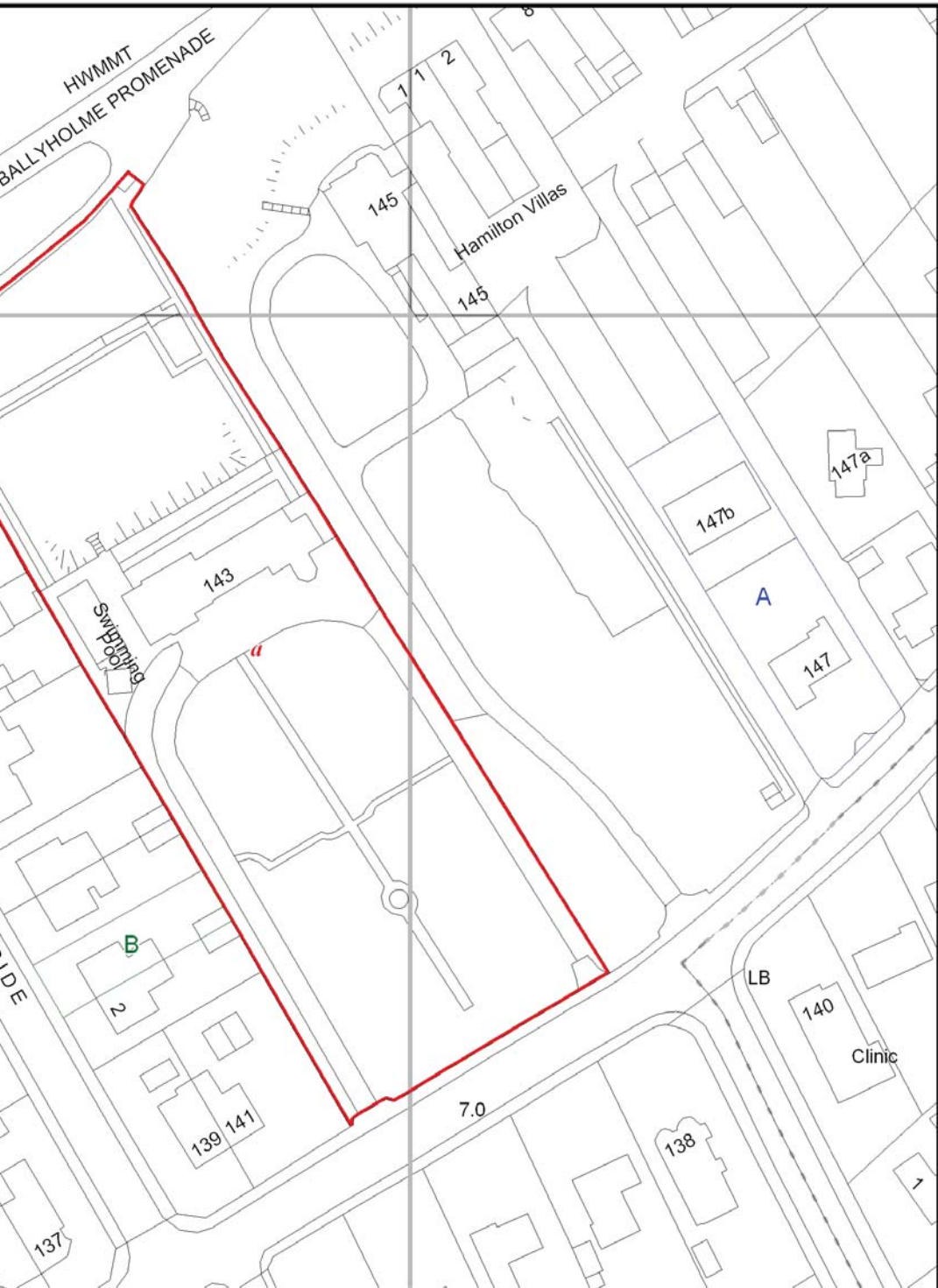
This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OS Irish Grid Plan available for the area.
N.B. Folio boundaries are not conclusive (unless so described on the folio). See S64 of the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original Instrument or Document should be inspected.

This copy map shows the location of the lands comprised in the folio listed above.

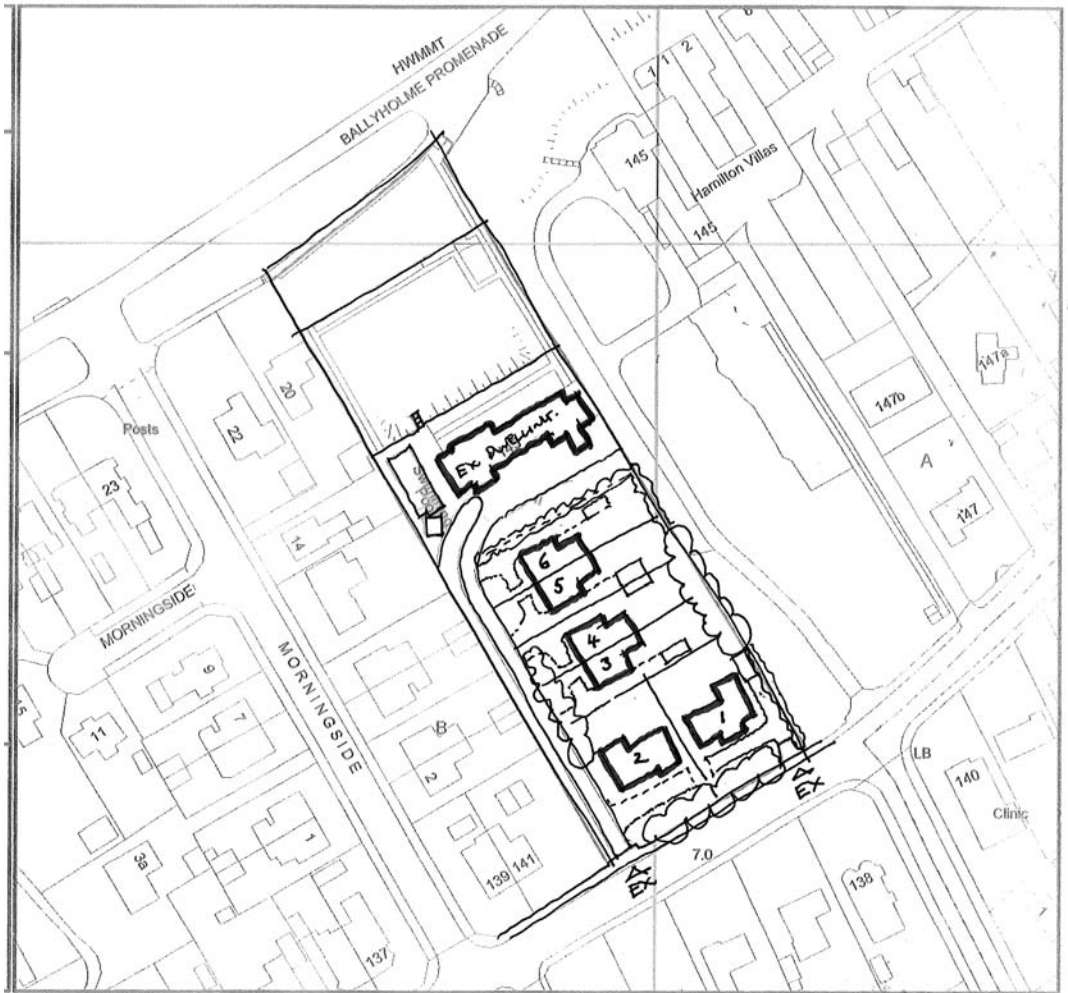
Crown Copyright Reserved

This map may only be produced with the permission of the Land Registry and Ordnance Survey of Northern Ireland. Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office, Crown copyright and database rights EMOU207.1.





Proposed Scheme



- FEASIBILITY STUDY • 143 BALLYHOLME ROAD, BANGOR •
- SCALE 1:1250 • SUBJECT TO TOPO, ROADS & PLANNING •

Under BMAP 2015 this is an Area of Townscape Character BR14.

All proposals will be assessed against key design criteria 2B, 3A & 3B set out in Policy UE 3 which states (in part):-

Within designated Areas of Townscape Character and Areas of Village Character planning permission will only be granted to development proposals which protect or enhance the key features of the designated area, including those set out in the District Proposals and which meet the relevant Key Design Criteria from the list below as set out for individual Areas in the District Proposals.

2. Density/Building Footprint
 - a) New dwellings shall be detached or semi-detached. Terraced, town house or apartment developments will not normally be permitted
 - b) The size, plot ratio and ratio of footprint to open space in new developments shall be compatible with those of the historic character and appearance in the immediate neighbourhood.
 - c) All new or replacement structures on a site shall be located so that the relationship between the existing buildings and the site boundary is retained.

3. Landscape Quality

- a) Development shall not include the removal of trees and areas of soft landscaping between the building line and the boundary of the road or footway.
- b) Development shall not include removal of front garden areas and/or traditional front boundary structures.
- c) Hedging or other boundary treatment in new developments shall be in keeping with those traditionally used in the area.

The above makes life fairly difficult. See attached doodle anyway.

I have assumed 6 of a private driveway and one other off 2nd existing access. 7 total including existing dwelling. If 5 of private driveway and 2nd existing access cannot be used then this could drop back to 5 total. However, there may be opportunity to construct adoptable shared surface with hammerhead, then you may be back up to 7 total.

I would recommend a PAD meeting to discuss with planning. Would think there will be quite a bit of objection. Also as discussed I have assumed the house is not listed.

Development Appraisal

Costs

Build Cost	2250000
Land Cost	1000000
Fees:	
Planning	10,000
Architect - Concept	15,000
Architect - Working Drawings	25,000
Structural/civil engineer - BWM Ltd	10,000
Ground investigation	2,000
Landscape architect	10,000
Mechanical & Electrical Consultant	12,000
EPC rating/SAP Calcs	6,000
Air tests	6,000
CDMC - Hasco Europe	2,500
QS/PM - Stevenson Munn LLP	20,000
Building Control - Plan fee	12,000
Building Control - Inspection fee	6,000
NHBC	12,000
Services Connections	12,000
Brochure	5,000
Web site	5,000
Advertising	5,000
Sales Agent (0.5%)	22,500
Sales Legal fees (0.5%)	22,500
Stamp duty	50,000
Legal purchase costs	20,000
Other costs (insurance, accountancy etc)	5,000
CGI (montage)	3,000
TOTAL COSTS	3,548,500
Total Sales Income	4,500,000
LESS	
Total Costs	3,548,500
Profit	951,500

<i>Unit Type</i>	<i>Square foot</i>	<i>Sales Price</i>	<i>Build Cost @£100</i>
Detached Road Frontage 1	2500	425000	250000
Detached Road Frontage 2	2500	425000	250000
Internal Semi Detached 1	2500	450000	250000
Internal Semi Detached 2	2500	450000	250000
Internal Semi Detached 3	2500	450000	250000
Internal Semi Detached 4	2500	450000	250000
Apartments 1 Ground	1250	275000	125000
Apartments 2 Ground	1250	275000	125000
Apartments 3 First	1250	300000	125000
Apartments 4 First	1250	300000	125000
Apartments 5 Second	1250	350000	125000
Apartments 6 Second	1250	350000	125000
Total	22500	4500000	2250000

[Milhench Harrison](#)

Robby Milhench

robby@milhenchharrison.com

Mobile: 075 3019 3542

9 Church View, Holywood, Co. Down. BT18 9DP

www.milhenchharrison.com

