

LOROMAH ESTATES PETHERTON ROAD

CONTRACT SUM: £58,410 (+£205,000)

CONTRACT PERIOD: 18 Weeks

STAGE: Completed 2010

DESCRIPTION: This was the pilot project for Loromah's growth/new business strategy. Prior to development this building consisted of a disused shop and basement with 3 x 1 bedroom flats above which were in need of refurbishment. The building was converted to solely residential use and now consists of 2 x 1 bedroom flats and 3 x 2 bedroom flats.

The development was carried out in two phases. In phase one the ground floor and basement were converted to a 2 bedroom garden flat and a 1 bedroom ground floor unit. Both units were finished to a high spec, created to attract young professionals looking for modern open plan living. In Phase two the upper floors were converted and refurbished by Loromah's in-house maintenance team...

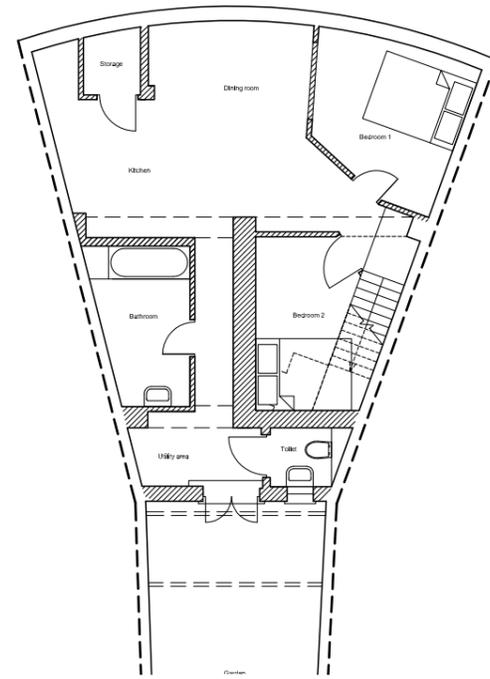


PROPERTY PRIOR TO DEVELOPMENT

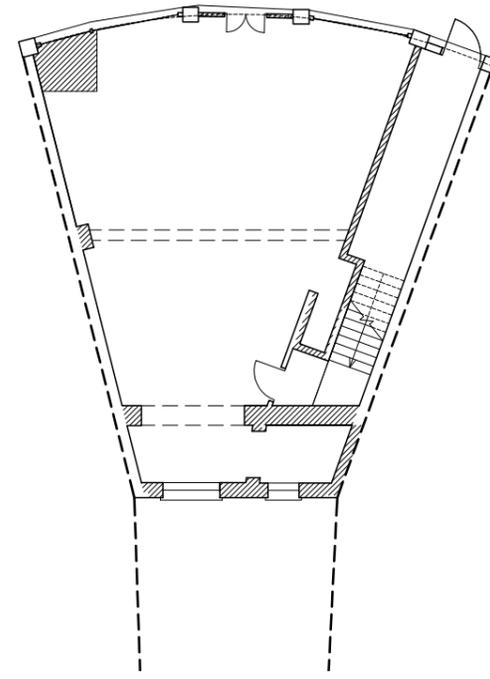


PROPERTY NEWLY REFURBISHED

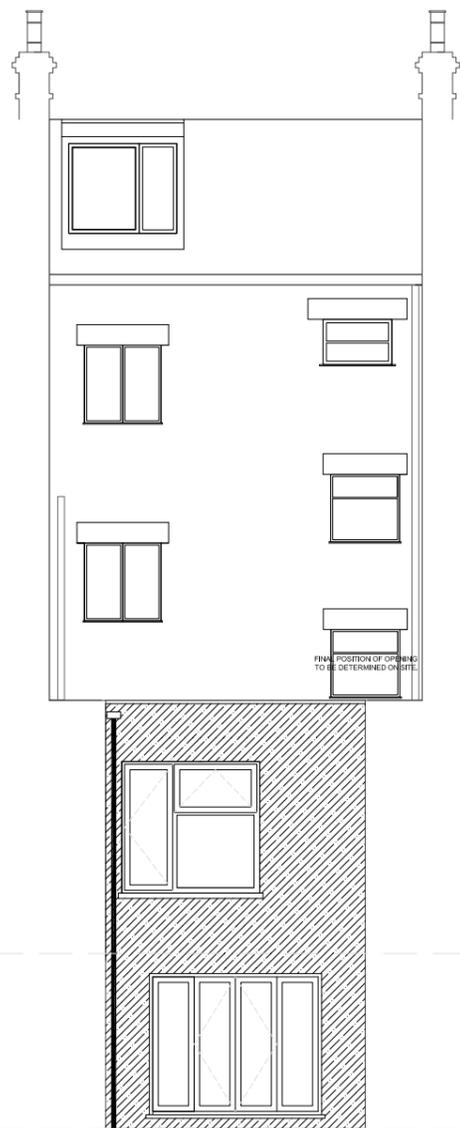
CONT... The pilot was extremely successful. The ground floor and garden flat were let within 24 hours of release. A one bedroom flat in the building was making £8064 annually and now we are achieving £22359.96. The annual rent roll for the building in total has increased by a factor of 3.8 from £24972 to £95940.



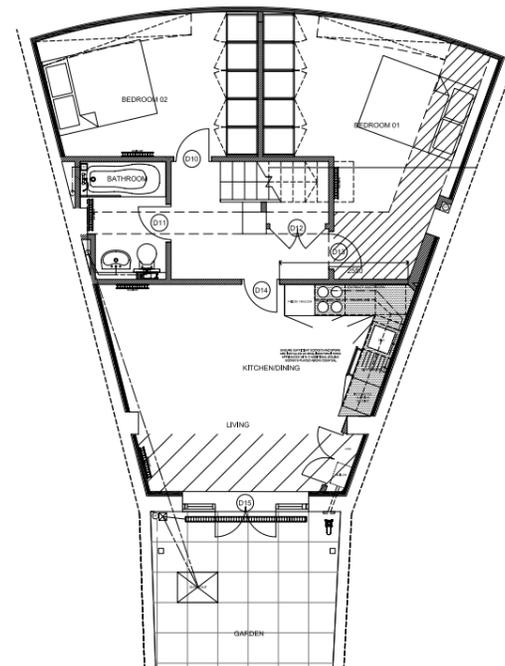
**LOWER GROUND FLOOR PLAN
-PRIOR TO DEVELOPMENT**



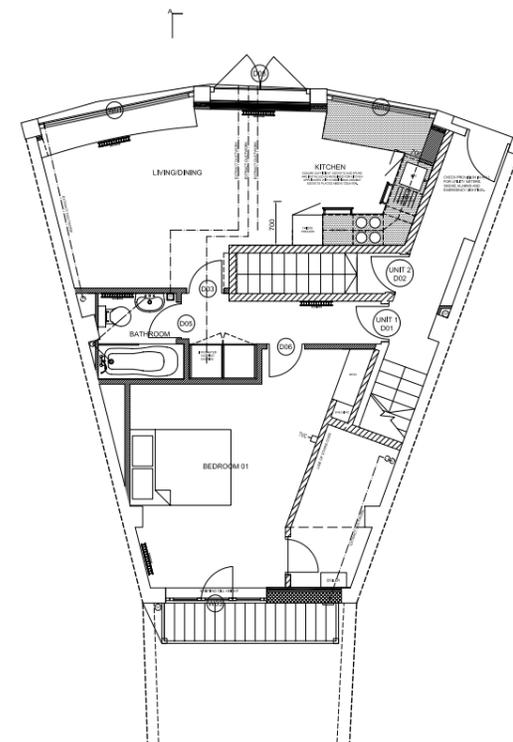
**GROUND FLOOR PLAN
-PRIOR TO DEVELOPMENT**



**NEW REAR ELEVATION
-GARDEN ACCESS AND EXTENSION**



**LOWER GROUND FLOOR PLAN
-NEW 2 BEDROOM GARDEN UNIT**



**GROUND FLOOR PLAN
-NEW 1 BEDROOM UNIT**

