

Build-out of luxury town houses

Complex build out of this unfinished project, achieving realisations of £3.8m



Location: Windsor

Type: Grade II Listed, townhouse, 4 bedroom properties with en-suites

3 Luxury Town Houses in Central Windsor

- Appointed Administrators in April 2017 of development company which was converting a grade II listed hotel into 3 luxury houses.
- Moorfields appointed to take control and manage the project to completion.
- Development 60% complete on appointment.
- Oversaw complete rebuild of one house following fire damage.
- Project managed architects, build contractor, solicitors and selling agents to maximise recoveries.
- Overcame planning and statutory hurdles to obtain Building Control sign-off within 4 months.
- Recovery of £80k insurance claim following fire during pre-administration development phase.
- Sold the properties for a total of £3.8m resulting in the first charge holder being paid in full and achieving a 60% recovery for second charge holder.

"The conversions were in a great location, so we were pleased with the strategy taken by Moorfields, they overcame complex building and planning issues"

Wellesley Finance

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