



## ANGEL COTTAGES, SHEPPERTON

### KEY STATS

## Lux Homes Ltd

The development now known as Angel Cottages was a period building used as a restaurant called Edwins. Lux Homes Limited acquired the site and transformed the building into two beautiful semi-detached, three bedroom cottages.

Hodders worked with the developers from the very early stages of acquisition. We identified that the best scheme to acquire the highest £ per square footage, was to promote the location. We marketed the properties with surrounding drone footage and secured sales within a short space of time, despite a challenging marketplace.

With Angel Cottages being a small development, Hodders wanted to cut unnecessary expenditure. We marketed the property with virtual furniture so the developers would not need to furnish a show home which resulted in a reservation of one of the cottages in the early stages of planning.

### Hodders Land & New Homes

Our Land & New Homes team offers the perfect combination of experience and insight. We work in every sector of this growing market and everything we do is driven by a genuine desire to add value for our clients wherever we can. Our extensive knowledge of the local area can help you pinpoint and exploit opportunities.



**Initial release: One sold at the early stages of planning**



**Average Selling Price**  
£635,888



**Average £ PSF**  
£609

*“ Hodders did it again for me and secured quality buyers despite a challenging marketplace. I have no hesitation in recommending the team to any developers! ”*

*Mark Hulbert – MD (of Lux Homes Ltd)*