



1947

KINGSMEN

PROPERTY DEVELOPMENT

INVESTOR PIPELINE





LEADERSHIP

Andrew Carter has a 25+ year career history within the construction industry. Starting from a trade background, quickly moving into quantity surveying, contract management and then management of business units for national contractor **Ian Williams**. Latterly Operational Manager for **Thomas Vale Construction**, now part of the Bouygues Construction Group, reporting directly to board level of the Housing & Regeneration Division within a group t/o of £230+ million. Andrew has also worked with many local authorities, social landlords (RSL's) and several large housing corporations.

Markus Cox, has over 15 years experience as a BTL landlord and managed properties in Milton Keynes. He has leveraged his engineering mindset, honed at **Jaguar Land Rover** to move into the world of property development. Markus is a detail sort of person and focuses on the analysis of all elements of risk and opportunity, to ensure the correct control measures can be put in place to maximise project delivery. Markus focuses on the delivery of projects on time, within budget and returning the agreed investment returns.

THE VISION

Our vision is to create homes and environments driven from quality, functionality, lifestyle, respectful, fun living within fine living environments and this can be achieved in all locations for the diverse society that we live and work in today, more so since the recent life changing events, and by getting this in our core, our DNA, like a stick of rock, we will secure great sites, develop and sell great homes to satisfy a lifestyle people desire in their homes, to individuals and families alike.

We will deliver this through a range of buildings and locations, be it urban, countryside or city centre locations, through enhancement of old buildings, on redundant or surplus land, to create spaces that work on a personal level AND a community level also by considering the bigger picture to the world today.



KH CONSTRUCTION PROJECT WHITE HORSE, CHESLYN HAY

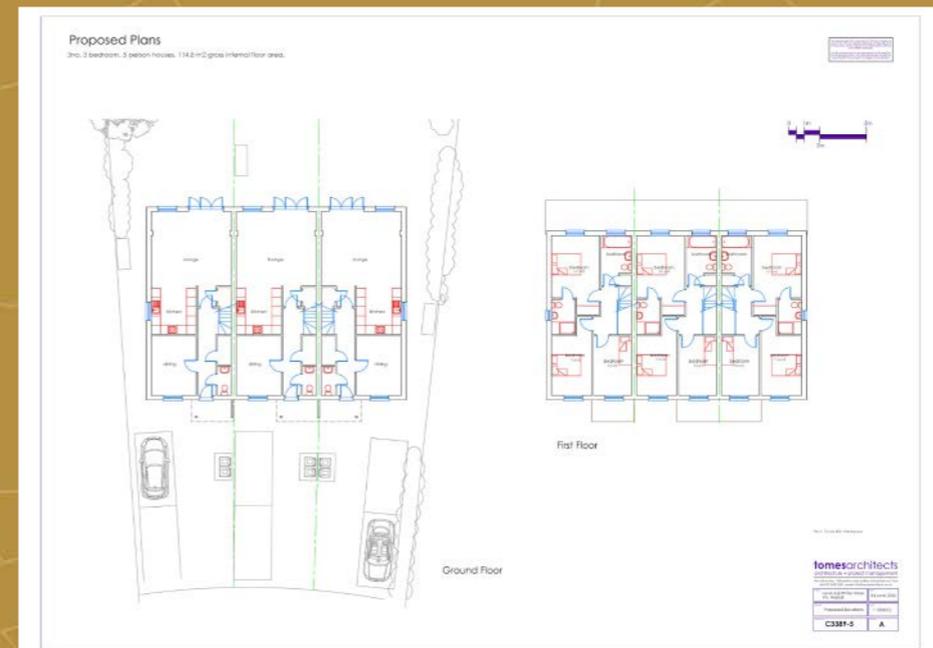
We have acquired this freehold site and purchased using our own funds at a net value of £92.5k having the benefit of outline planning permission for options of housing or flats.

We have gained full planning permission and best fit of housing type of the site to maximise build options, local need and GDV from the land size and boundary lines.

Private investor funding for the purchase has now been repaid.

This has produced a three terraced house scheme of a GIA of 114sm each, master bedroom with ensuite and two further bedrooms with master bathroom, ground floor open plan living area to the ground floor with the benefit of a deeper site allowing a deeper ground floor footprint for added living space and large landscaped gardens and ample parking

TOTAL GDV	£615K
TOTAL BUILD COST inc fees	£357.5K
LAND	£92.5K
PROFIT	£165K



COMMERCIAL BUILDING ACQUISITION FORMER AMBULANCE STATION IN KIDDERMINSTER



This site did not originally benefit from planning permission, but we have now gained full planning permission for 8 semi detached properties on a gated development.

The site is surrounded by other housing developments both private and LA. It has had lots of interest to acquire and whilst we did not initially secure this at the outset via unconditional offers, the successful bidder tried to negotiate on the deal post submission and delay pending their planning application – so the agents offer this to us based upon our communication and professional in dealings with them on this and other potential deals.

TOTAL GDV	£2.08M
TOTAL BUILD COST inc fees	£975K
LAND	£363K
PROFIT	£742K

Our fallback position for this site is conservative and full planning has been submitted - completion was delayed due to covid and continued use by the ambulance service which has given us a fortuitous planning window.

The fallback position for the project is for 4 pairs of semi-detached units each being 100sm per unit – total GIA build area 800sm. A gated development site and maximised design and layout will compliment this development.



fomesarchitects
architecture + project management
The services of fomesarchitects were engaged on the 28th Oct 2020 for the preparation of the following:
Submission of Planning Application 28 Aug 2020
The layout Plan was issued on 28/08/20
C3400-3



COMMERCIAL CONVERSION AND EXTENSION KETTERING POLICE STATION

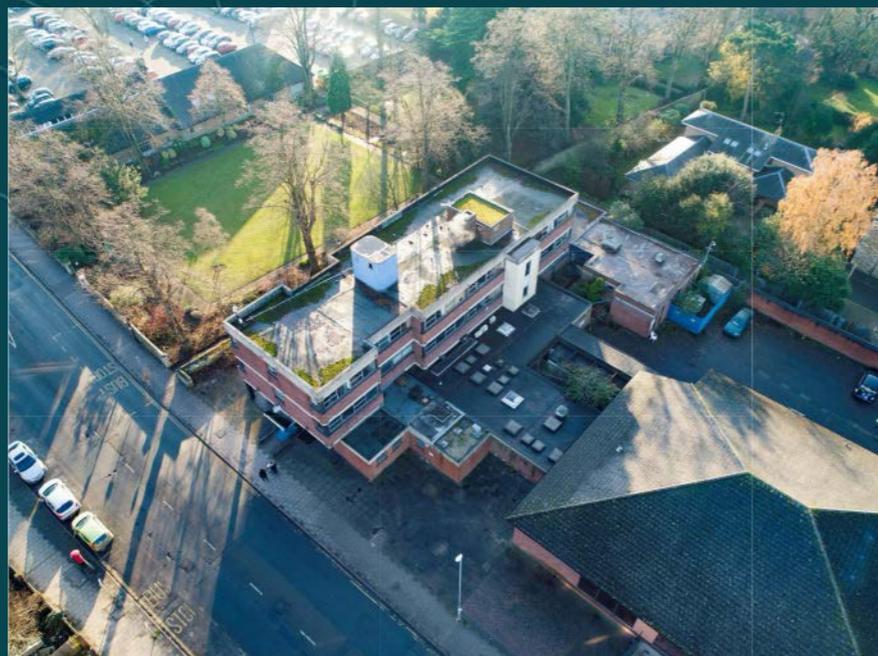
A fantastic opportunity to create town centre living surrounded by mews developments, adjacent to the lovely St. Peter & St. Paul Church but still with parking and great transport links. The train station is only an 8 minute walk which then allows travel into London within 55 minutes.

The development will create high quality living for young and old alike with the benefit of high street lifestyle amenities.

TOTAL GDV	£5.06M
TOTAL BUILD COST inc fees	£2.74M
LAND	£1.2M
PROFIT	£1.12M

The development will consist of 2 phases. Phase 1 will create circa 28 flats of differing sizes, plus 4 town houses. Phase 2 will see the demolition of the magistrates court, making way for 12 town houses. Phase 2 will form a separate purchase later in Q2 2021.

Planning permission designs have been completed for both phases and submitted for comment via a pre-app. This was to demonstrate our 'site wide' approach and our flexibility and willingness to allow Kettering to contribute to the overall design that will go some way to helping with their current housing shortage and town centre regeneration plans.



AGRICULTURAL CONVERSION BROAD OAK BARN, CHESTER



These redundant farm buildings create a unique courtyard settlement that offer homes for large families to retired couples. A semi-rural location near the beautiful villages of Lavister & Rossett having local pubs, restaurants, state and independent schools and much more to satisfy a lifestyle location within 7 miles each of Chester and Wrexham allowing access to London Euston in under 2 hours.

TOTAL GDV	£3.4M
TOTAL BUILD COST inc fees	£1.78M
LAND	£832K
PROFIT	£783K

The development has full planning permission granted in 2019 for 10 dwellings of 6 x 2 bed (100sm GIA each), 1 x 3 bed (120sm) and 3 x 4 bed (144sm), plentiful car parking and lock up storage space for each dwelling, and plenty of amenity space and fantastic views from the 2 acre site.

We are seeking to add value and design to keep traditional farm features throughout but may alter and adapt buildings to increase units in to more three bed units and car ports to have “home office” space where possible but not to exceed the approval of 10 units as granted.





KH

COMPLETED PROJECT MALTINGS BARN, POTTERS PURY

Purchased with full planning permission in place for two schemes, an opportunity was spotted whereby 3 units could be constructed within just 6 months.

No major internal structural work was required and once the ground floor concrete slab had been replaced, the build process was a straight-forward internal fit-out, which could take place over the winter months.

TOTAL GDV	£1.16M
TOTAL BUILD COST inc fees	£526K
LAND	£350K
PROFIT	£290K

The sale of the first property sold after the first viewing, which resulted in a return of 50% GDV back to the investor. Hold options were considered on the 2 apartments but in agreement with the investor, we continued with 2 further sales, completing on both flats in early 2020.



INVESTOR OPTIONS



INVESTMENT VALUE	TYPICAL INTEREST AT 1.2% PA	POTENTIAL INTEREST AT 12% PA
£25,000	£300	£3000
£100,000	£1200	£12,000
£250,000	£3000	£30,000

We will give investors options on individual sites or as an overall investor to the pool of current and future developments within the group and will make these bespoke to your individual needs where-ever possible so that we make any partnership and joint venture work for us all.

We would be looking for investments of £25k upwards to full funding of individual projects and in return we can offer a inviting rate of interest per month against your investment with profits being paid to suit your needs on a monthly basis or rolled up against a project or full term over say 12 months.

We can also discuss the option of creating a joint venture on a simple JV basis, or with you on individual projects which would tailored to suit the level of investment and term.

We know from experience the best form of partnership is driven by openness, honesty and transparency and we will work with all investors to achieve this.

We can also give investors access to our future pipeline via our sourcing team as within the group as we have also developed a sourcing arm to act as D2V and direct communication to land and commercial agents for all potential sites for our own pipeline and that of other developers which is managed by our sourcing team.

THE TEAM

We have a core team of professionals that evolves with each project but maintain a core with the following partners.



**JONATHAN
MCDERMOTT**

**TPX - Town Planning
Expert**

Planning Consultant



HAYLEY GILBERT

BWL Consulting

Legal Team.



CHRIS TOMES

**Chris Tomes
Architectural Design**

Architectural & Design
services.

THANK YOU

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