



1947  
**KINGSMEN**  
PROPERTY DEVELOPMENT



# INVESTMENT PORTFOLIO

SPRING 2022

# KI LEADERSHIP & VISION

## 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.



## 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. 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.

# CONSTRUCTION PROJECT

## SADDLERS ARMS PH, WALSALL

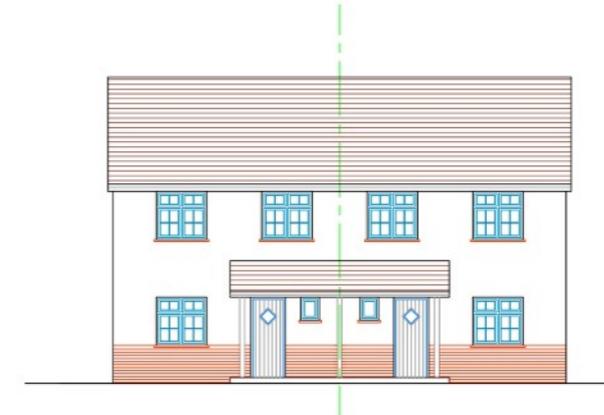


We purchased this site with OPP and full planning permission on this project is imminent and we have all trades ready to commence with construction.

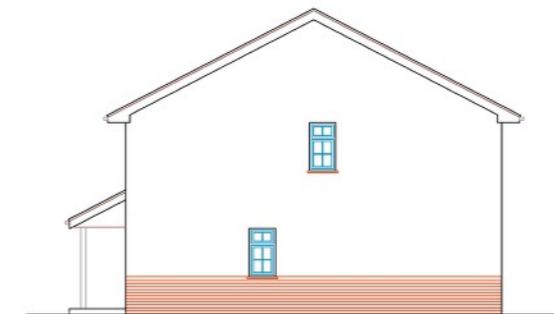
We have acquired this freehold site and purchased using our own funds at a net value of £92.5k and now utilising development funding to build out the project.

Private investor funding for the purchase has now been repaid.

This has produced a semi-detached 3 bedroom house scheme of a GIA of 90sm each, master bedroom with ensuite and two further bedrooms with master bathroom, ground floor open plan living areas and large landscaped gardens and ample parking.



West Elevation



South Elevation



TOTAL GDV	£500K
TOTAL BUILD COST inc fees	£255.7K
LAND	£92.5K
NET PROFIT	£151.8K

# K

# COMMERCIAL BUILDING CONVERSION & EXTENSION KETTERING POLICE STATION - PHASE ONE



A fantastic opportunity to create a new urban town centre living environment 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 nearby. We want to create a place that is suitable for anyone and provides them with green space, high end homes at a good value for their money. Phase I will create circa 28 flats of differing sizes and bedrooms all with secure parking, from the conversion of the former Kettering Police Station, plus 3 town houses.

Planning permission designs have been completed for both phases and submitted for comment via a pre-app. Feedback from the pre-app has been gained and a positive 'yes' to the development has been confirmed in writing along with some conditions to satisfy; to maintain local heritage, amenities and highways with some other minor additions. The LA has confirmed it forms part of their local plan for regeneration and has LA support and government backing.

<b>TOTAL GDV</b>	<b>£4.53M</b>
<b>TOTAL BUILD COST inc fees</b>	<b>£2.69M</b>
<b>LAND</b>	<b>£1.1M</b>
<b>NET PROFIT</b>	<b>£740K</b>



Part East Elevation

# COMMERCIAL BUILDING CONVERSION & EXTENSION

## KETTERING POLICE STATION - PHASE TWO



Phase 2 will see the demolition of the magistrate's court, making way for 12 town houses across London Road.

We will also use the commercial building that is on site and retain it as a community asset for the use of the high street.

We had originally only tendered for the Police Station, but now we are looking to acquire the whole of the site. We are currently in talks with the council relating to the development and how we can work together to create a great new development in the city.



TOTAL GDV	£2.68M
TOTAL BUILD COST inc fees	£2M
LAND	£323K
NET PROFIT	£357K

# KI

# CONSTRUCTION PROJECT WHITE HORSE, CHESLYN HAY



Front Elevation



Side Elevation

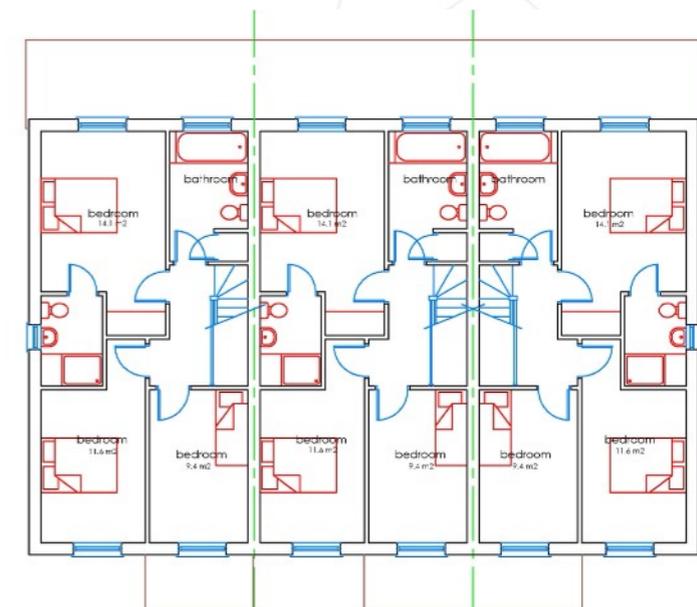
We have acquired this freehold site and purchased using our own funds at a net value of £92.5k having the benefit of outline planning permission for options of housing or flats.

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 en-suite 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.

<b>TOTAL GDV</b>	<b>£650K</b>
<b>TOTAL BUILD COST inc fees</b>	<b>£453.8K</b>
<b>LAND</b>	<b>£92.5K</b>
<b>NET PROFIT</b>	<b>£103.7K</b>



First Floor

# COMMERCIAL BUILDING ACQUISITION FORMER AMBULANCE STATION IN KIDDERMINSTER

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This site did not originally benefit from planning permission, but we have now gained a PIP 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.

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 93.5sm per unit – total GIA build area 748sm. A gated development site and maximised design and layout will compliment this development.



TOTAL GDV	£2.24M
TOTAL BUILD COST inc fees	£1.4M
LAND	£346K
NET PROFIT	£494K



# CONSTRUCTION PROJECT

## THE ROYALS, CHESHIRE



These redundant farm buildings create a unique selection of homes for young couples, families and retired elderly that can all enjoy lifestyle living with stunning views all around and a long private driveway.

We looked at two options of purchasing this site for the development. There is planning for 9 dwellings including the farmhouse that has planning to be split into 2.

The first option was to purchase site as it was proposed by the vendor and agent where we developed the whole site except the farmhouse which was retained by the vendor. This would create a mix of 2 to 5 bedroom homes all differing in size, style, and features for each owner.

The second option we offered was for the vendors to move into one of the barns that had planning and we would make an additional planning application to create their dream home at our expense, while we obtained the farmhouse and split into 2 brand new homes.

<b>OPTION 1 : TOTAL GDV</b>	<b>£4.1M</b>
<b>TOTAL BUILD COST inc fees</b>	<b>£2.6M</b>
<b>LAND</b>	<b>£913.5K</b>
<b>NET PROFIT</b>	<b>£586.5K</b>

<b>OPTION 2 : TOTAL GDV</b>	<b>£4.5M</b>
<b>TOTAL BUILD COST inc fees</b>	<b>£3.2M</b>
<b>LAND</b>	<b>£665K</b>
<b>NET PROFIT</b>	<b>£635K</b>

# INVESTOR OPTIONS



<b>INVESTMENT VALUE</b>	<b>TYPICAL INTEREST AT 1% PA</b>	<b>KINGSMEN TYPICAL INTEREST AT 10% PA</b>
<b>£25,000</b>	<b>£250</b>	<b>£2500</b>
<b>£100,000</b>	<b>£1000</b>	<b>£10,000</b>
<b>£250,000</b>	<b>£2500</b>	<b>£25,000</b>

We will give investors options on individual sites or as an overall investor to the pool of current and future developments within Kingsmen Property Developments, 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 you a great interest amount 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 Kingsmen 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 Harvey Carter.

These can form your development and we can act as your main contractor or project management team.



# THE PROFESSIONAL TEAM

We have a core team of professionals that evolves with each project but maintain a core within



**JONATHAN MCDERMOTT**  
**TPX - Town Planning Expert**  
Planning Consultant.



**HAYLEY GILBERT**  
**BWL Consulting**  
Legal Team.



**CHRIS TOMES**  
**Tomes Architects**  
Architectural & Design services.

# THE TEAM



**ANDREW CARTER**  
**Managing Director**



**HARVEY CARTER**  
**Property Sourcer**



**ANDY SMITH**  
**Procurement / Estimator**



ANDREW CARTER

Managing Director

[andrew@kingsmen1947.co.uk](mailto:andrew@kingsmen1947.co.uk)

M: 07975-830803

T: 0121-794-8327

THANK YOU!

[www.kingsmen1947.co.uk](http://www.kingsmen1947.co.uk)