



1947
KINGSMEN
PROPERTY DEVELOPMENT



INVESTMENT PORTFOLIO

SUMMER 2024

ABOUT THE TEAM

We are Kingsmen Property Development, a Midlands based developer with our in house land and acquisition team delivering housing projects in the heart of England for new build housing strategy for local needs, and also a passion for unicorn projects – farm buildings, listed properties or unloved buildings by bringing them back to use as residential or mixed use schemes.

We also have an in house construction management team for our new build and regeneration projects headed up by Andrew Carter who has developed a career in the construction and regeneration industry from hands on through to operational management and commercial management roles for 30 years where the focus is always looking for new and innovative ways to deliver on projects and grow the team, our supply chain and all professionals.

The ability to deliver good schemes that are considered housing developments, in particular where we can repurpose existing buildings for future use with the team and allow everyone to contribute to the scheme and make it better, whilst maintaining margins for private investors etc along the way.





LEADERSHIP & VISION

LEADERSHIP

Andrew Carter heads up the Kingsmen Property Development team with a proven background in the construction industry over a thirty year career history starting from a trade background quickly moving into quantity surveying, contract management and then management of business units for national contractor ***Ian Williams*** and then 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 for many local authorities, social landlords and several large housing corporations.



VISION

Our vision is to create homes and environments driven from quality, functionality, lifestyle and fun living in locations for the diverse society that we live and work in today.

Securing great sites and developing our vision for the local community to benefit from by satisfying 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.

CONSTRUCTION PROJECT

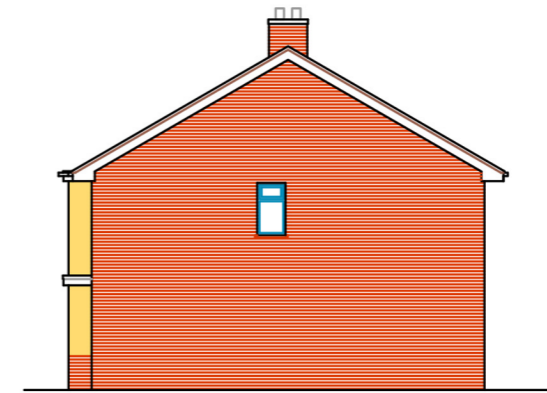
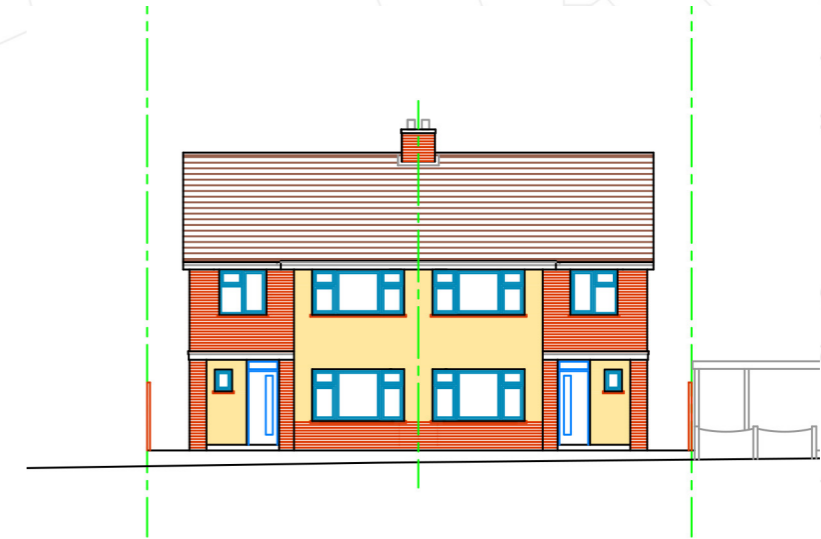
SADDLERS ARMS PH, WALSALL



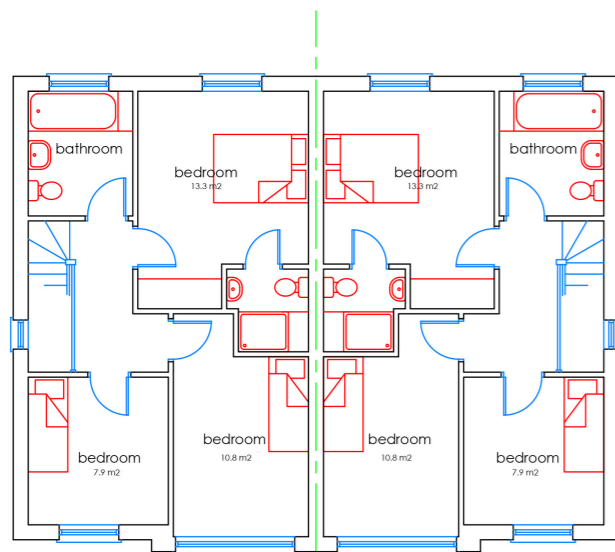
We acquired this freehold site and purchased using our own funds at a net value of £92.5k having the benefit of outline planning permission for options of housing or flats.

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

This has produced two semi-detached 3 bedroom homes with a GIA of 94sm each, ground floor open plan living areas and large landscaped gardens and ample parking.



South Elevation



First Floor

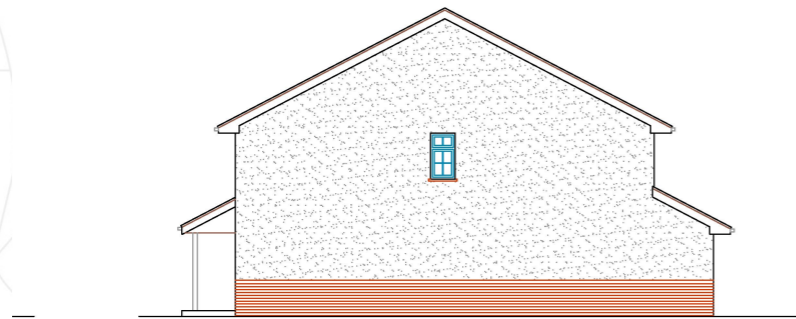
TOTAL GDV	£540,000.00
PURCHASE	£92,500.00
DEVELOPMENT COST	£254,546.61
PROFESSIONAL FEES	£17,480.29
SALES & MARKETING	£10,600.00
PROFIT (32.50%)	£164,873.10

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CONSTRUCTION PROJECT WHITE HORSE, CHESLYN HAY



Front Elevation



Side Elevation

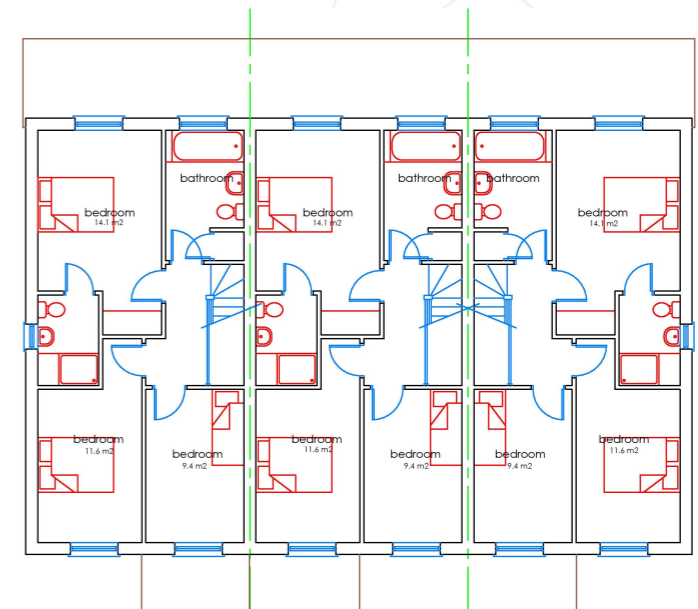
We acquired this freehold site and purchased using our own funds at a net value of £92.5k having the benefit of outline planning permission for options of housing or flats.

We gained full planning permission having assessed the best needs for the area and best fit of housing type of the site to maximise build options, local need and GDV from the land size and boundary lines resulting in planning gain and additional forecasted profit.

This site had a truncated shape and allowed us to add in our FPP proposal to gain an extra unit without huge detriment to the build development space and in keeping with the local area needs.

This has produced a three terraced house scheme of a GIA of 94sm each, ground floor open plan living area to the ground floor large landscaped gardens and ample parking to the front.

TOTAL GDV	£740,000.00
PURCHASE	£92,500.00
DEVELOPMENT COST	£391,835.38
PROFESSIONAL FEES	£17,569.82
PROFIT (32.17%)	£238,094.80



First Floor

COMMERCIAL BUILDING ACQUISITION FOLEY PARK, KIDDERMINSTER



The acquisition of a redundant ambulance station on the outskirts of town and within easy reach of Birmingham and Worcester will create a superb development.

Having gained planning in principle approval during the acquisition period for eight three bedroom family homes, we are now in the process of securing full planning permission for a fantastic development that will satisfy the housing need and local plan for local authority. We are now awaiting approval for the scheme of two 2 bedroom bungalows and six 3 bedroom semi-detached family homes.

All homes having car parking, landscaped gardens and patio areas accessed from an open plan ground floor living space.



Front Elevation



TOTAL GDV	£2,280,000.00
PURCHASE	£470,000.00
DEVELOPMENT COST	£1,084,706.22
PROFESSIONAL FEES	£52,251.43
PROFIT (29.52%)	£673,042.35



INVESTOR OPTIONS

INVESTMENT VALUE	TYPICAL INTEREST AT 5% PA	KINGSMEN INTEREST AT 12% PA
£25,000	£1,250	£3,000
£100,000	£5,000	£12,000
£250,000	£12,500	£30,000

We 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 can offer a minimum of 1% 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 land and acquisition team for all potential sites for our own pipeline and that of other developers which is managed Harvey Carter.

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

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THANK YOU!

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