



[www.anothergreatdevelopment.co](http://www.anothergreatdevelopment.co)



# Building a Better London

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AGD Property Investment aims to find the best potential properties for development in the pursuit of achieving set goals in gaining the highest equity margins.

To make things easier and simpler for investors, AGD provides an all in one service – saving the investor time and money by avoiding the usual routine of looking for property and dealing with estate agents, seeking advice from solicitors, consulting architects, surveyors, interior designers, and finding a reliable construction team for the project.

AGD will provide all the necessary services required by our in-house finance and legal advice team, as well as our in-house property hunters, architects, surveyors, interior designers, and construction company.

# Welcome to Another Great Development

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"London, the UK's capital is the largest city in the European Union and the rest of Western Europe, where it all happens and has become a melting pot of talented, creative characters from different parts of the world, making it perhaps one of the most cosmopolitan and multicultural places on earth"- [www.facades-online.com](http://www.facades-online.com)

Step by step we handle each potential investment carefully and objectively to meet the exact needs and targets of the investment and its investor:

1. Determine the type of investment required and your preference of area.
2. Search for a potential property if we do not already have it in our database and present it to you.
3. Come to an agreement and secure all necessary legal matters with our legal team/consultants.
4. Depending on the investor's financial capability, intention, or needs for a particular investment, consult our finance team and proceed with the appropriate application and obtain extra funding if needed.
5. Once all legal and financial matters have been attended to, acquire the property for you and continue planning the best development, improvements, and renovations possible to get the highest equity margin, followed by a completed proposal with costings.
6. Project timeline with all necessary financial requirements, and a start and finish date for your investment.
7. Once the development contract is signed and the money is in place we then start development work to meet the agreed deadline.

When the project is finished it is then your decision to either sell, let or hold the property.







# Why investing in London?

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London's strong sales in 2011 and 2012 look to continue in 2013 and onwards. A large influx of multi-national investors that have been coming into London's 'safe' property market reassures the constant growth and stable strength.

London's property market remains progressively positive as the increase in property value is constant. Recognition of London's premier residential property value is still perceived as a 'safe haven' for investment despite the current economic crisis.

According to The Royal Institution of Chartered Surveyors, house prices in London rose in December, even as those elsewhere in the UK stayed flat or fell. Prices in prime central London are now, (September 2012), around 16% higher than their September 2007 peak. As foreign investors continue to seek a safe haven for their cash, forecasters predict a further 25% rises by 2016.

Outstripping every other region of the UK, London house prices are today forecast to rise by almost a fifth over the next five years.

London's property market is expected to remain the most resilient in Europe with the biggest rises seen in the most sought after central London neighbourhoods where they could go up by as much as 23 percent, according to Savills.

Due to the large proportion of other nationalities coming to London to either work or study, we foresee the rental market boom continuing in both prime and greater London, as there is a continued in-balance between supply and demand.

Extra Pros for Foreign Investors in London:

Non-resident investors pay 0% capital gains tax on UK property investment. Transaction costs in the UK, (i.e. stamp duty, legal fees, etc), are the lowest in Europe at a total average of 5%. As transfer of funds and documents are handled through regulated independent law firms, and as the ownership is registered at the UK Land Registry.





# Development Packages

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Based on our experience, track record, and background in property development & construction, as well as our unique all in one service we will confidently guide you on the following:

**Sourcing** - we are well connected to the construction industry, with estate agents, auctioneers, architects, mortgage brokers, property consultants and other entities vital in this field

**Vision** - based on our experiences and successes in achieving high profit margins from previous works, we have a clear and sharp insight into what can be achieved with excellent proposals for each type of property

**Attuned Interest** - we only receive payment when you make a profit, as our fees will be covered from a share of your gains

**Manageable Risk** – We will take advice from both our legal council and financial adviser on which direction to take

**Fast Returns** – We will immediately seek and pursue the best way forward regarding your property investment

**All in One Service** – We listen to your requirements and tailor the direction in which to proceed and advise the best options for you. We then find, propose, and advise the best selection and choices for your investment. We aim to manage/utilise your funds in the most budget conscious way and cover all necessary actions based on the right plan

**Relationship building** – It is our priority to see each transaction as a stepping stone toward a long-standing relationship by helping Clients succeed beyond a single transaction

AGD will help you look for premises, giving you access to a comprehensive database of residential properties. We can also organise the sale of your investment as well as help with renting out your property.

# Development Packages

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AGD can also offer professional advice on:

- Asset analysis and opinion of value
- Specific asset buy-sell strategy
- Market and sub-market analysis and ranking
- Portfolio strategy by property type

## **Development and redevelopment feasibility studies**

**Development Package SIF**  
(Small Investor with Finance) First Time/small investors suitable for Small Investors – with funds available of £120,000 (40% of value of property – finance needed) to £300,000

Breakdown Example: £250K purchase price of property + £40K for refurbishment = £290K

Potential resale value at £350K = £50K to £60K profit – 5% to AGD

## **Development Package SI**

(Small Investor) First Time / small investors suitable for Small Investors – with funds available of minimum £300,000

Breakdown Example: £250K purchase price of property + £40K for refurbishment = £290K

Potential resale value at £350K = £50K to £60K profit – 5% to AGD

## **Development Package MI**

(Medium Investor) Investors with funds available of £140K to £1M

Breakdown Example: £620K purchase price of property + £80K for refurbishment = £700K

Potential resale value at £1M+= £300K+ profit- 5% to AGD

# Development Packages

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## **Development Package MIF**

(Medium Investment Finance) Investors with funds available of £140K to £1M (40% of value of property – finance needed) to £700,000

Breakdown Example: £620K purchase price of property + £80K for refurbishment = £700K

Potential resale value at £1M+ = £300K+ profit - 5% to AGD

## **Development Package LI**

(Large Investment) Investors with funds available of £1.3M upwards

Breakdown Example: £1.1M purchase value of property + £200K for refurbishment = £1.3M

Potential resale value of £1.6M to £1.8M = £300K+ to £500K+ profit – 5% to AGD

## **Development Package LIF**

(Large Investment Finance) Investors with funds available of £480K upwards (40% of value of property – finance needed) to £1,300,000

Breakdown Example: £1.1M purchase value of property + £200K for refurbishment = £1.3M

Potential resale value of £1.6M to £1.8M = £300K+ to £500K+ profit – 5% to AGD

Please note: The above examples of packages depending on the level of investment, may always vary depending on the type of property, location, and demand. We always first and foremost propose a meeting with you to discuss your interests, expectations, options, possibilities, costs, profitability projections etc.



## Stockwell, SW6

### Property Type:

A Freehold development opportunity in Stockwell. The house is currently arranged as a un-modernized shop with upper accommodation with a planning consent granted to develop a full residential use into a 4 bedroom house with cellar, garage and or patio garden. Located in quite an affluent and most sought after conservation area (Landsowne Gardens) where the likes of Joanna Lumley lives in one of those £1.8M houses in Albert Square around the corner

### Property Location:

Thorne Road, Stockwell, SW8 Close to both Vauxhall and Stockwell Stations

### Price:

Starting guide price direct from (agent) of only £700K. Now have offers so far of over £750K

### Potential development:

Restoration of a listed classic London House located in an up and coming and prime conservation area.  
A piece of London history.

# Opportunities

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## Proposed Works:

- Wall restructuring
- New kitchens, bathrooms, living rooms & bedrooms
- Reflooring
- New windows
- Possible extension into back garden
- Garden or garage development

## Development Costs:

Approximate Total Cost of £150K minimum

## AGD Fees:

Build + 2 % of the resale value

## Time Scale:

4 - 5 months

## Predicted Resale Value:

£1.5M per flat x 2? or £2.5 - 3M for a luxury 5 bedroom maisonette

## Agent fees:

Standard 2.5%





## Earls Court, SW5

### Property Type:

Big, bright, blank Canvas of an apartment for a new owner to create the flat of their dreams within! This top floor flat is situated within a newly refurbished white stucco period conversion. It is currently laid out as a 2 bedroom, 1 bathroom apartment with a large reception and a separate kitchen. At the very least, a second bathroom could be added; the flat would also have a strong chance of getting planning permission to add a whole other mansard floor due to significant precedent on the street. Share of Freehold.

### Property Location:

Templeton Place, Earls Court, London, SW5 (Royal Borough of Kensington & Chelsea)

### Price:

Starting price £700,000 (would probably take £750,000)

### Potential development:

Potential luxury maisonette at a selling price of £1.5 M with huge 4 bed flat or into 2 luxury flats. The property is on the top floor and can be built upwards to create a new floor. Planning permission required, but properties adjacent and on the same row have done likewise already

# Opportunities

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## Proposed Works:

New kitchens, bathrooms, living rooms & bedrooms

Build upwards to add another level with 2 extra rooms and a bathroom

## Development Costs:

Approximate total cost of £200K

## AGD Fees:

Build + 2 % of the resale value

## Time Scale:

4 - 5 months

## Predicted Resale Value:

£1.5M for a luxury Maisonette

## Agent fees:

Standard 2.5%





# Examples

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Take a look at some recent examples of London based property development projects:

Example A.

Property Type: A mid terrace period building of approximately 1,239 sqft (GIA) in need of refurbishment arranged over basement, ground, first, second and third floors. The property has established residential use and has the potential to be developed into two separate flats or refurbished and transformed into a luxury townhouse. The property is available as a freehold.

Property Location: SE1 - commercial end of a very calm posh residential street connected to 2 lovely squares - Trinity Church Square & Merrick Square, with a very stylish period pub at the other end. Very near Borough Tube Station.

Price: On the market for £675K, but would most likely take £650K

Development Costs & Scope of Work: £100K+VAT-All Over Development

Works: flooring, walls, fire places, basement, outdoor space, install kitchen, install bathrooms, fix all rooms / closets / shelves, decoration and so on depending on use.

AGD Fees: Build + 2% of the resale value

Time Scale: 4 months

Predicted Resale Value: £1 Million upwards

Agent Fees: Standard 2.5%

# Examples

## Example B.

Property Type: 2 Bedroom Ground Floor Flat with potential revision back to its original high ceilings, and conversion into a very stylish period or modern flat  
Leasehold expires on 12- 2172 (160 yr lease)

Property Location: Pimlico London SW1V. Very smart, and much sought after Central London address (Lower Belgravia)...Street filled with Period/Victorian Buildings... Total Sq Ft:595 (55 Sq M) approx.

Price: £600K

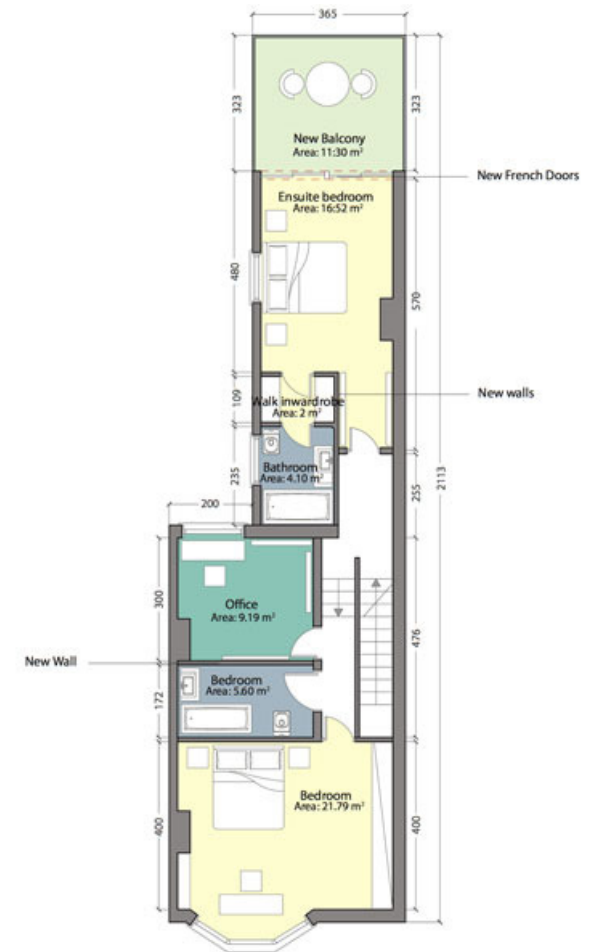
Development Costs & Scope of Work: £41K-£45K To move kitchen to reception as open plan, expand 2nd bedroom to take over the space of current kitchen, and to revert back to original high ceilings (original features). –Flooring, Design, Bathroom, Plumbing , Electrics, Walls, Kitchen, new stud wall partitions

AGD Fees: Build + 2% of the resale value

Time Scale: 6 weeks - 2 months

Predicted Resale Value: £750K- £800K

Agent Fees: Standard 2.5%



If you are considering purchasing property for investment and wish to discuss your options please call, or send us an email to arrange a no obligation home visit. You may also simply pop into our office for both professional & practical advice or a complimentary proposal.

Address: Another Great Development, 329 Kennington Road, London, SE11 4QE, UK.

Email: [enquiries@anothergreatdevelopment.com](mailto:enquiries@anothergreatdevelopment.com)

Tel: 0207 820 0355

Alternatively you can submit a query using the form below - we shall respond to all queries as soon as possible.

# Another Development Group

A division of Another Great Build +  
Vision

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