

# An opportunity presented by Kelvin Kingsley

“Your Property Concierge”

These apartments are selling on the open market at list price and we can prove it. We have secured more than **20% discount!**

This deal has been negotiated at Director Level, the on-site sales team are NOT authorised to sell at these prices.



## Mansfield Gate

Stockwell Gate, Mansfield NG18 5SL

*4 reasons to invest...*

- 🏠 **Mixed use city centre development**
- 🏠 **Flooring included**
- 🏠 **Refurbished Kingsmill Hospital 3 miles away**
- 🏠 **Parking available**

## Development information



- Excellent build quality and after sales service
- 10 year new build warranty
- Excellent transport links
- Close to all local amenities
- Nottingham 40 minute drive
- Less than 10 miles to M1

## EXCLUSIVE OPPORTUNITY!

Positive Cash Flow

YIELD UP TO 8.1%

## Investment information

2 Bed Apartment	<b>£66,850</b>
List Price	£84,800
Discount %	21%
Yield (circa)	8.1%
Gross profit pcm	£261
Rent pcm	£450
Discount £	£17,950
Deposit Required	£20,055

Mortgage based on 70% of purchase price on an interest only at an interest rate of 3.8%

For further information please contact me on  
**01603 624261** or  
kelvinkingsley@yourpropertyconcierge.co.uk

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## THE OPPORTUNITY

Plot No	Type	Floor	Beds	Baths	Parking	Floor Area	Service Charge pcm	List Price	Discount	Guide Price	Rent PCM	Yield	Required Deposit	Profit PCM	Discount £	Build Comp
1	Apt	0	2	1	0	530	41.60	84,800	21%	<b>66,850</b>	450	8.1%	20,055	261	17,950	Oct '13
2	Apt	0	2	1	0	536	41.60	85,760	21%	<b>67,570</b>	450	8.0%	20,271	259	18,190	Oct '13
13	Apt	1	2	1	0	530	41.60	87,450	21%	<b>68,838</b>	450	7.8%	20,651	256	18,612	Oct '13
14	Apt	1	2	1	0	536	41.60	88,440	21%	<b>69,580</b>	450	7.8%	20,874	254	18,860	Oct '13
32	Apt	2	2	1	0	530	41.60	90,100	21%	<b>70,825</b>	450	7.6%	21,248	251	19,275	Oct '13
33	Apt	2	2	1	0	536	41.60	91,120	21%	<b>71,590</b>	450	7.5%	21,477	250	19,530	Oct '13

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## COMMERCIAL ASSESSMENT

### 🏠 Sales comparables for 2012

We have spoken to several local estate and lettings agents who have provided comparable information, local area information and letting information to help investors make an informed decision about the opportunity. The following are some of their comments:

**Your Move** - Consider this an excellent town centre location and close to all local amenities. Good rental area, close to the hospital making the development appealing to NHS staff. Mansfield railway station is only a mile away from the development. They would consider a 2 bed apartment at £75k with rents circa £450pcm an excellent investment opportunity.

**Burchill Edwards** - Feel this area is improving with all the regeneration taking place. It is a brilliant town centre development surrounded by a variety of local amenities and close to rail and bus connections. The nearest hospital is approximately 3 miles away. They would market a 2 bed in the region of £80k gaining rents of £450pcm.

**Martin & Co** - With all the regeneration underway, the area is improving and they feel the development is ideally placed, close to excellent amenities and rail and bus stations are only a short distance from the development. They would be happy to market these apartments at £85k with rents circa £450pcm.

**NB: A RICS valuation has been recently carried out at the list prices quoted.**

## SITE & AREA INFORMATION

- 🏠 Mansfield Gate is a landmark town centre project and is the first major town centre apartment scheme in Mansfield. In total there are 91 luxury units offering a mix of one and two bedroom apartments, and townhouses. All are finished to a high standard using both traditional and modern construction techniques to create a modern contemporary lifestyle. The development has been constructed in traditional brick and block construction which means cavity walls, insulated roofs and insulated solid sound proofed floors.
- 🏠 Mansfield is an ancient town, steeped in history and deep in the heart of Robin Hood country and the historic centre of Sherwood Forest. Today Mansfield is a bustling market town with ambitious plans for the future. Carr Bank Park hold the prestigious Green Flag, and is rated amongst the best urban parks in the country.
- 🏠 The famous open air Mansfield Market is one of the biggest of its kind in the UK. The buzzing town centre is ranked in the top 100 shopping destinations in the UK.
- 🏠 Redevelopment of the town has taken place at a steady rate, with a number of new industrial estates being established on the outskirts of the town, taking advantage of the A38 trunk road, linking to the nearby M1. Nottingham Derby and Sheffield are within easy reach by car. Open countryside is within easy reach.

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## GENERAL INFORMATION

### Development Address

Mansfield Gate, Stockwell Gate, Mansfield  
NG18 5SL

### Site Sales Office open hours

Viewings by appointment only. Site office is due to open in approximately 3-4 weeks

**PLEASE ADVISE US OF ANY VIEWINGS TO SECURE THIS EXCLUSIVE DEAL.**

### Developer

Mansfield Gate Ltd

Reservation Fee £1000 made payable to Mansfield Gate Ltd

### Warranty

BLP Building Defects Insurance

<http://www.blpinsurance.com/?gclid=CNmE4bSL9bUCFeXLtAode3gAEQ>

### Deposit

10%

### Properties on the development

86 apartments

### Percentage of site sold

65%

### Site completion date

Approx October 2013

### Tenure

Leasehold 999 years

Ground rent £300 pa

Parking space is available at £5,000.

### Developers Solicitor

Bates Brunel Solicitors, 44 Essex Street, London WC2R 3JF

### Extras included in price

#### Flooring

#### Kitchen bedroom and bathroom choices

None

### Completion procedure

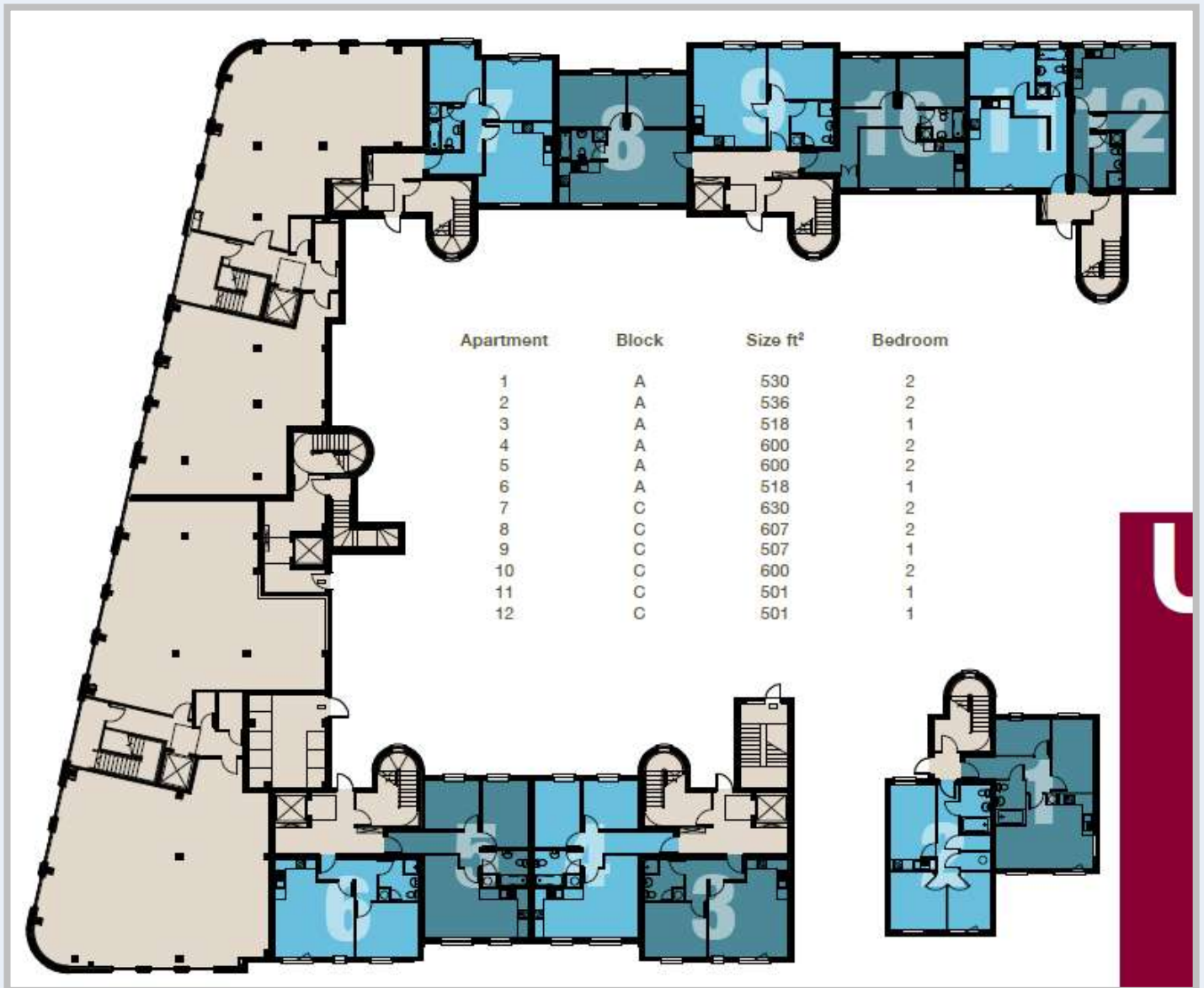
A home demo will be arranged up to 1 week prior to legal completion. Any items needing attention will then be rectified prior to completion.

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# PLANS

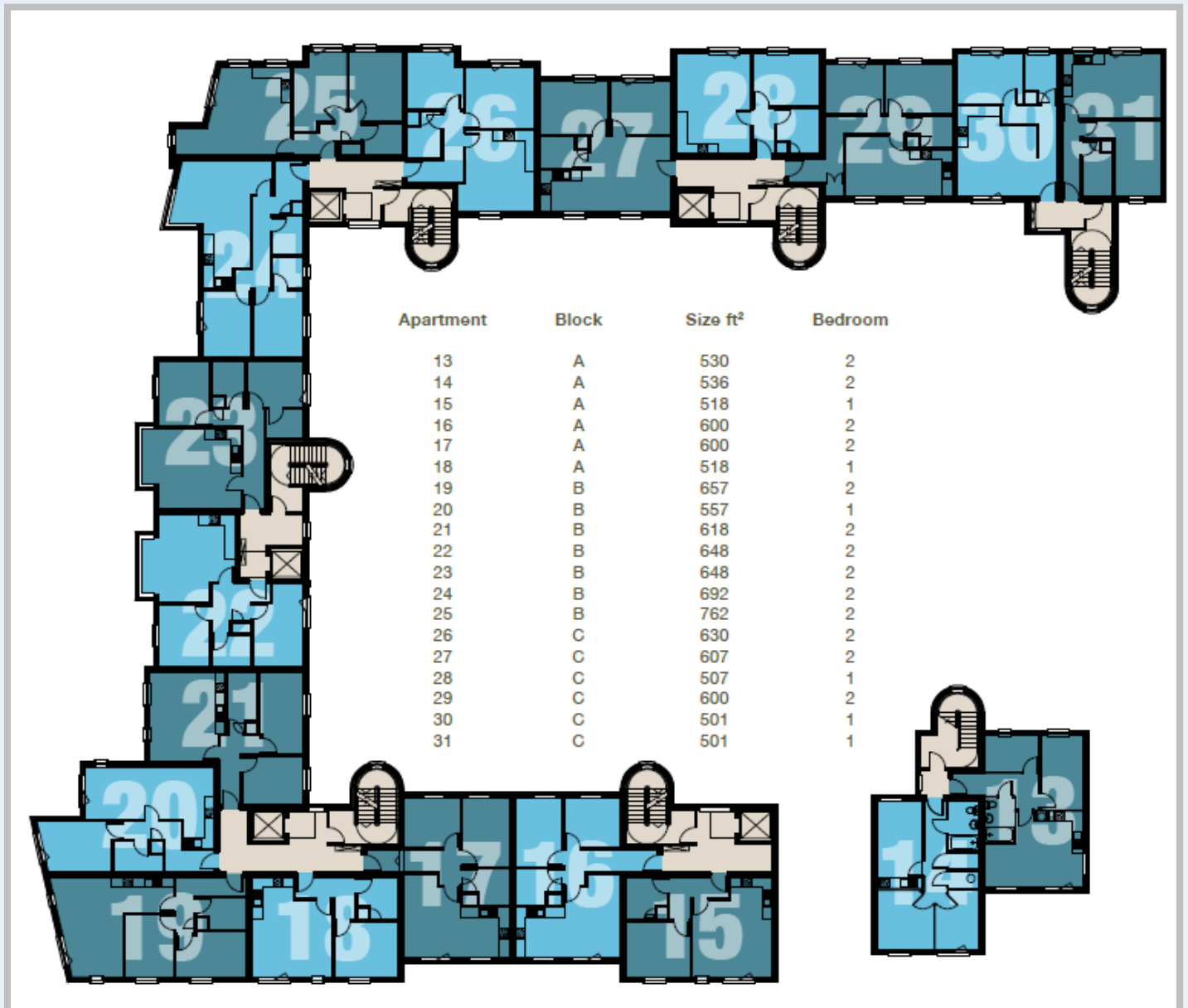


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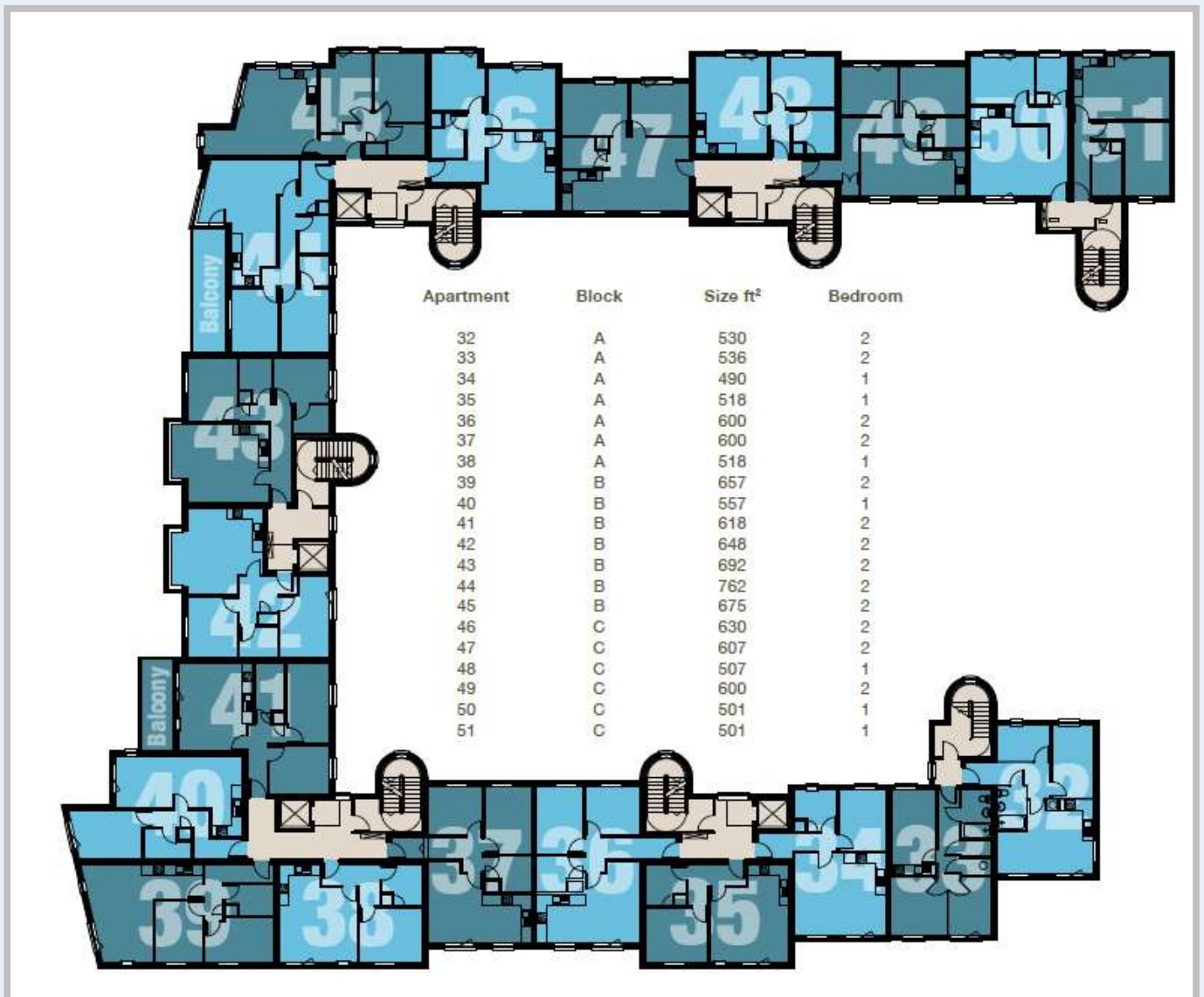
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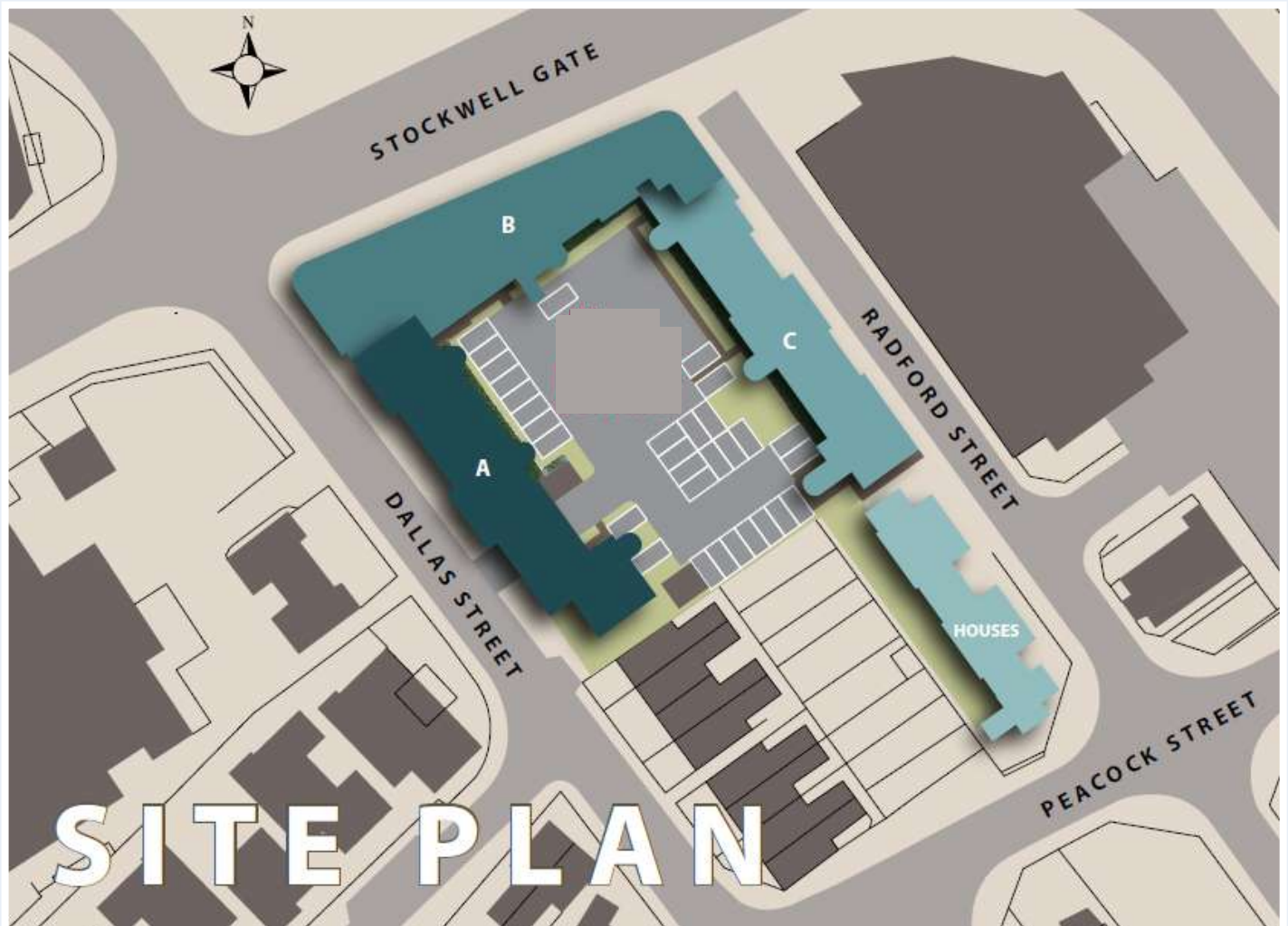
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# THE SITE



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# IMAGES



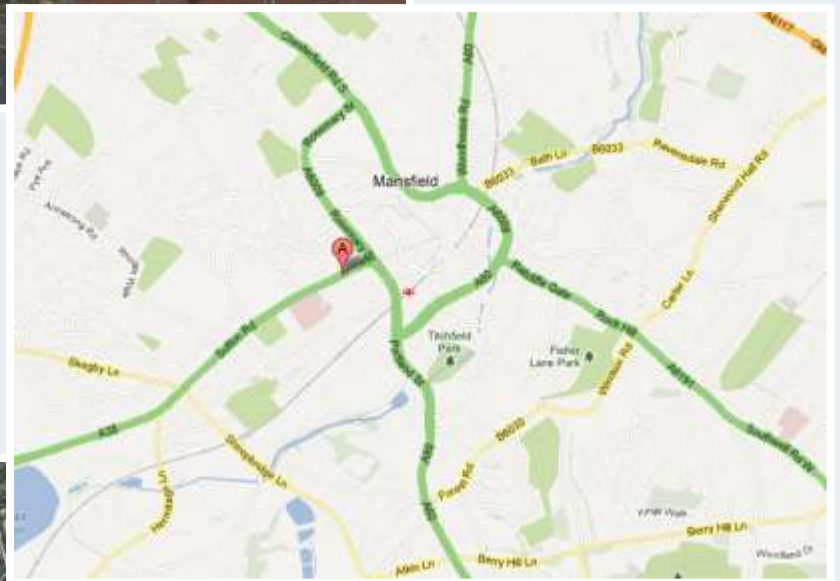
**Note: There are generic internal pictures**

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# THE LOCATION



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## FREQUENTLY ASKED QUESTIONS

### **Q – How do you manage to secure such large discounts?**

A - Developers need to hit their sales targets to release capital tied up in current developments to put into new developments. When they get desperate they can't be seen to discount their developments on the open market, hence they approach their trusted contacts such as me. I then offer these opportunities to my contacts on a very discreet basis. Developers offer me exceptional discounts because I sell properties in greater numbers.

### **Q – Why don't you buy all the deals yourself?**

A – In truth, I would love to and I have done in the past. However, for now I have enough properties, nearly 90 in fact and I need to settle at that level for a while. I'm pretty much maxed out with all the mortgage lenders offering currently offering what I consider to be decent terms. There are plenty of other lenders that want my business, however, my personal investment strategy is highly dependent on being able to secure interest only mortgages at competitive interest rates. At the moment there are just not enough lenders in the market offering terms which are attractive to me.

### **Q - Do I have to use a particular broker, solicitor or financial advisor?**

A - No. You can make your own decision on which companies to use; you can use your tried-and-tested ones, or we can direct you to companies that may offer you introductory discounts.

### **Q – Do you charge buyers an arrangement fee?**

A – No, you will never pay any money to me, I am paid by the developer. You pay a reservation fee to the developer and the deposit to the solicitor you nominate.

### **Q – How do I proceed?**

A - It's as easy as 123, and I will help you every step of the way.

- **Step 1:** Contact me to make an offer on a selected property. I will then negotiate directly with the developer to obtain the very best price for you.
- **Step 2:** Complete the reservation form sent to you by email, then send it back with a non-refundable reservation cheque for £1,000 made payable to the developer name as stated. Note this amount comes off the purchase price.
- **Step 3:** Liaise with the solicitor you nominate to ensure that exchange or completion takes place within 28 days of receipt of purchase contracts.

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# SALES TERMS & PROCEDURES

## Viewing

Please let me know when you would like to view these properties so that I can ensure that you receive VIP treatment on your visit.

It is very important that you let me know when you would like to view these properties as the on-site sales staff are not authorised to offer the same deals and I am only authorised to negotiate on behalf of buyers who have not previously registered their interest on-site

## Valuations

Please note either the development sales office or developer head office telephone number for valuations.

## After Sales Service

I will be your main point of contact up to the point of exchange of contracts. Thereafter the developer will provide full after sales service, details of which can be attained either via the site sales office or head office.

## Exchange/ completion

A deposit of 10% must be paid on exchange of contracts in the event the property is unfinished. If however the property is ready for occupation the sale generally exchanges and legally completes simultaneously.

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## MORTGAGE AVAILABILITY

The figures below are for guidance only and you should note that I am not a mortgage broker myself and that I am not authorised to provide financial advice. I am unaware of your personal financial circumstances and this will, of course, be part of any mortgage lenders decision making process. However, "in principle" the following mortgage terms are available for this development:-

- Option 1 – 70% of the purchase price, interest only up to 25 years. Buy to let 2 Years Fixed 3.89% then Tracker 4.99% thereafter, £250 cash back with £1,495 fees, which can be added to the loan.
- Option 2 – 70% of the purchase price, interest only up to 25 years. Buy to let 2 Years Tracker 3.55% then Tracker 4.74% thereafter, £1,495 fees can be added to the loan.

I recommend that you speak to Howard to obtain a personalised quotation. Please let me know if you would like an introduction.



**Howard Reuben,**

Principal and Whole of Market Adviser  
**H D Consultants 01206 577266**



H D Consultants is an FSA authorised firm. They provide qualified, experienced and tailored advice from mortgages to all the relevant related property and personal insurances. Their advisers have whole of market access to all types of residential, buy to let and commercial mortgages and this ensures that clients receive the best mortgage product to meet their circumstances and needs.

Mortgage Advisers at H D Consultants do not work within a restricted panel of mortgage lenders. They are able to take advantage of the whole of the mortgage market, including exclusive deals only available via their network and professional affiliations, when sourcing a mortgage for you. From initial contact through to completion you will be looked after by one of their team of qualified professionals who will help you throughout the entire process. They actively review the market for the best deals, on a daily basis, and are able to review your requirements to establish if they can find a better mortgage throughout the term of the mortgage.

**You are; of course, free to use a broker of your choice.**

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## LETTING

Letting Supermarket are the recommended Letting Agents of Mark Alexander at Property118.com. They are members of ARLA and The Property Ombudsman (Lettings). They carry Professional Indemnity Insurance and Client Money Protection Insurance and use only professionally qualified Inventory Clerks.

They offer a full management service for £34.99 per month plus VAT which includes:-

- Visiting your property, taking particulars and floor plans.
- Setting up an online account to store your documentation so it can be accessed at any time
- Advertising your property on the major property portals
- Accompanied viewings
- Referencing tenants and guarantors
- Inventory and schedule of condition prepared by an AIIIC qualified inventory professional
- Organising Gas Safety Certificate as required (additionally charged)
- Tenancy and Guarantor Agreements
- Taking meter readings on check in and check out and informing utility companies of tenancy change
- Deposit registration (This is an additional cost of £25 + VAT annually)
- Periodic property checks
- Organising maintenance management
- Rent Collection with payment forwarded to your account by BACS and monthly rental statement
- Rent guarantee insurance with legal protection insurance.
- Check Out at the end of the tenancy

The rental guarantee policy, which is underwritten by a fully FSA accredited insurance company, pays out if the tenants fall more than a month in arrears and thereafter for any further missed payments until vacant possession of the property is recovered. The legal protection insurance covers all costs associated with eviction.

**Please let me know if you would like me to arrange an introduction.**

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