

An opportunity presented by Kelvin Kingsley

"Your Property Concierge"

# Just one left, best to be quick!

## This last one will not stay unsold for very long?



### Embleton Mews

Seaham, County Durham SR7 7NS

4 reasons to invest...

- 🏠 Last 4 plots available
- 🏠 Off street parking
- 🏠 White goods included
- 🏠 Less than a mile from the beach

### Development information



- Excellent build quality and after sales service
- 10 year build warranty
- Approximately 15 miles to A1 motorway
- Regeneration area
- Sunderland 6 miles south, Durham 13 miles east
- Close to Seaham village centre and local amenities

### EXCLUSIVE OPPORTUNITY!

Discount £25,050

YIELD 9%

### Investment information

3 Bed townhouse	<b>£79,950</b>
List Price	£105,000
Discount %	24%
Yield (circa)	9%
Gross profit pcm	£350
Rent pcm	£600
Discount £	£25,050
Deposit Required	£15,990

**NB:** Mortgage figures based on TMW 4.69%, 80% LTV

For further information please contact me on  
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## THE OPPORTUNITY

Plot No	Type	Floor	Beds	Baths	Parking	Floor Area	List Price	Discount	Guide Price	Rent PCM	Yield	Required Deposit	Profit PCM	Discount £	Build Comp
2	MTH	3	3	2	1	TBC	105,000	24%	79,950	600	9%	15,990	350	25,050	2010
3	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
5	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
6	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD

**NB:** Mortgages based on TMW, 4.69% 80% LTV

### Sales Comparables

Plot 8, Embleton Mews, end townhouse sold for £120,000 May 2010

Plot 15, Embleton Mews, mid townhouse sold for £120,000 May 2010

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## SITE & AREA INFORMATION

- 🏠 The properties are located on the junction of Queen Alexandra Road and Embleton Street which is south of Seaham village centre. The properties are conveniently placed for access to Seaham Village centre and all local amenities, the coastal roads and the B1287 link road.
- 🏠 Seaham, formerly Seaham Harbour, is a small town in County Durham, situated 6 miles south of Sunderland and 13 miles east of Durham.
- 🏠 Seaham has fine beaches and easy transport links to the eastern side of the country. From 2001 most of the Durham coastline was designated as a "heritage coast" and Seaham beach was entirely restored. In 2002 the Turning the Tide project won, jointly with the Eden Project, the prize for Outstanding Achievement in Regeneration in the annual Royal Institution of Chartered Surveyors awards.
- 🏠 Today, the town has a population of around 22,000, and is served by Seaham Railway Station, which lies on the Durham Coast Line, running from Middlesbrough to Newcastle upon Tyne, via Hartlepool, Stockton-on-Tees and Sunderland.

# GENERAL INFORMATION

## Development Address

Embleton Mews, Seaham, County Durham  
SR7 7NS

## Site Sales Office open hours

Viewings by appointment only

**PLEASE ADVISE ME ANY VIEWINGS TO  
SECURE THIS EXCLUSIVE DEAL.**

## Developer

Sold by Receiver

## Reservation Fee £1000 made payable to

£1000 reservation fee and deposit to be paid via solicitors and held as stakeholder by developer's solicitors

## Warranty

10 year Premier

## Deposit

10% - Simultaneous exchange & completion

## Properties on the development

16

## Percentage of site sold

81%

## Site completion date

Complete 2010

## Tenure

Freehold

## Developers Solicitor

TBC

## Extras included in price

White goods

## 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.

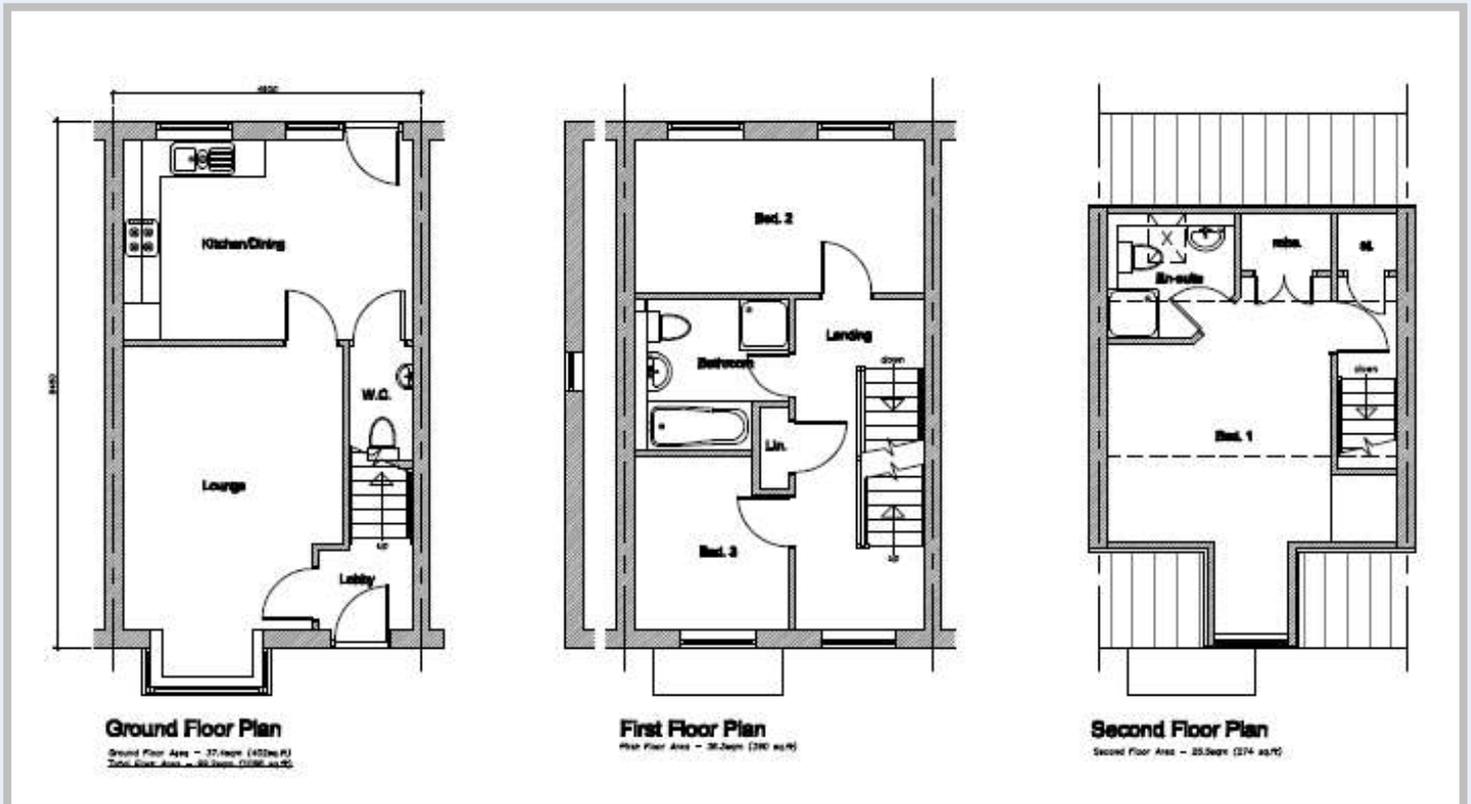
## Note:

Bought as seen although any defects to be made good

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## PLANS



### Ground Floor

- Entrance Hall 3'9" x 4'2"
- Front door, radiator and stairs to first floor
- Lounge 15'5" x 9'6"
- Double glazed window, radiator.
- Kitchen / Dining Room 8'3" x 13'1" having a range of fitted units with worktop, sink with mixer tap, gas hob, electric oven, double panel radiator, double glazed window, ceiling spotlights
- Cloaks/W,c, 5'2" x 2'11"
- With wash hand basin, w,c, and radiator.

### First Floor

- Landing 12'0" x 6'1"
- Double glazed window, radiator.
- Bedroom Two 8'0" x 13'0"
- Double glazed window, radiator.
- Bedroom Three 8'11" x 6'7"
- Double glazed window, radiator.
- Bathroom 5'9" x 6'5"
- Having a three piece suite with shower over bath, tile splashbacks, radiator.

### Second Floor

- Master Bedroom 16'0" x 9'6" - L Shape 3'10" (Plus) x 4'1"
- (Plus)
- Double glazed window, radiator.

### Exterior

- Front Garden
- Enclosed lawn garden to front.
- Rear Parking Bay
- Parking bay to rear with garden border.

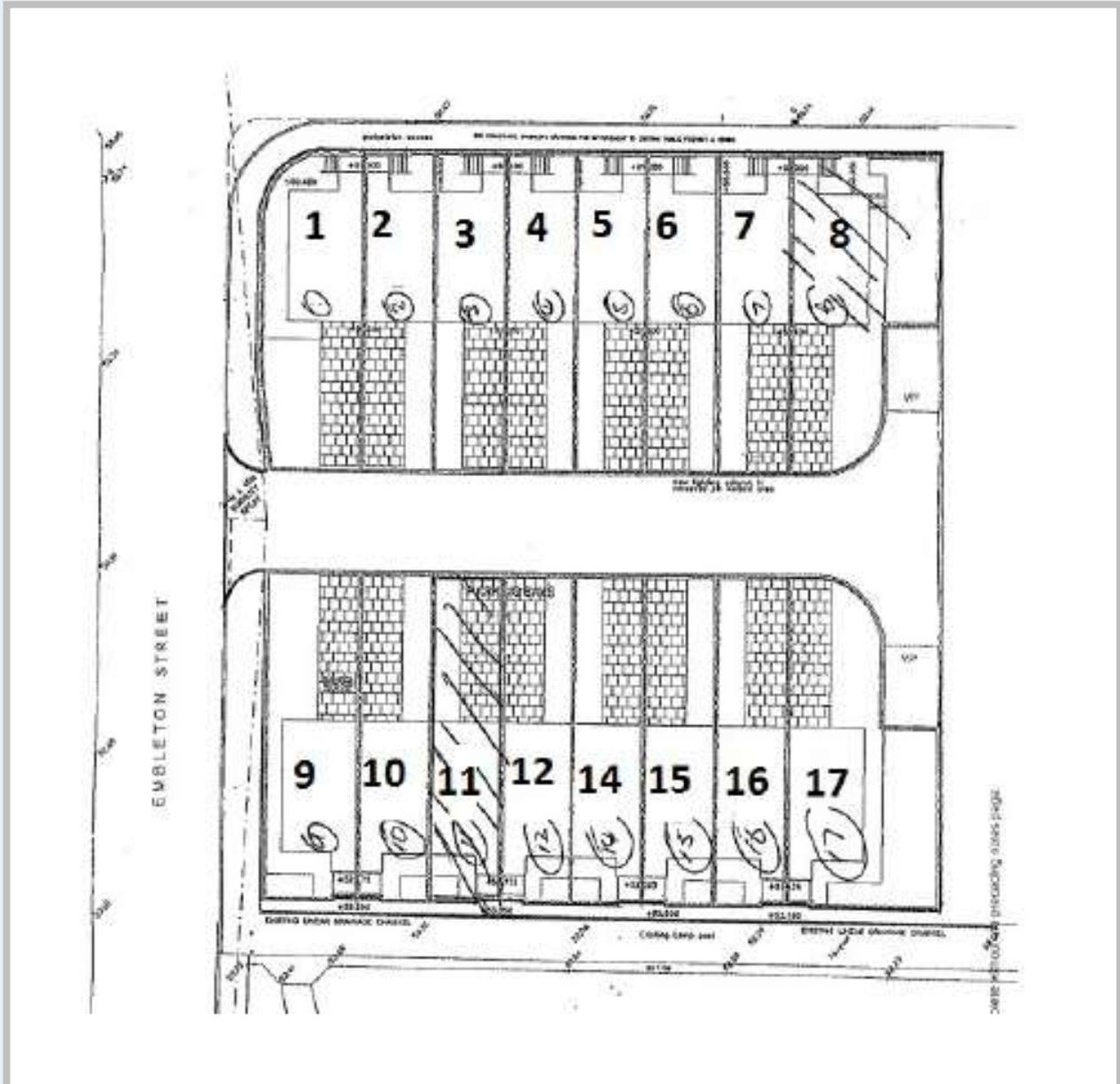
Please note: Plans taken from local Building Control and may differ slightly internally

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# THE SITE



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# IMAGES

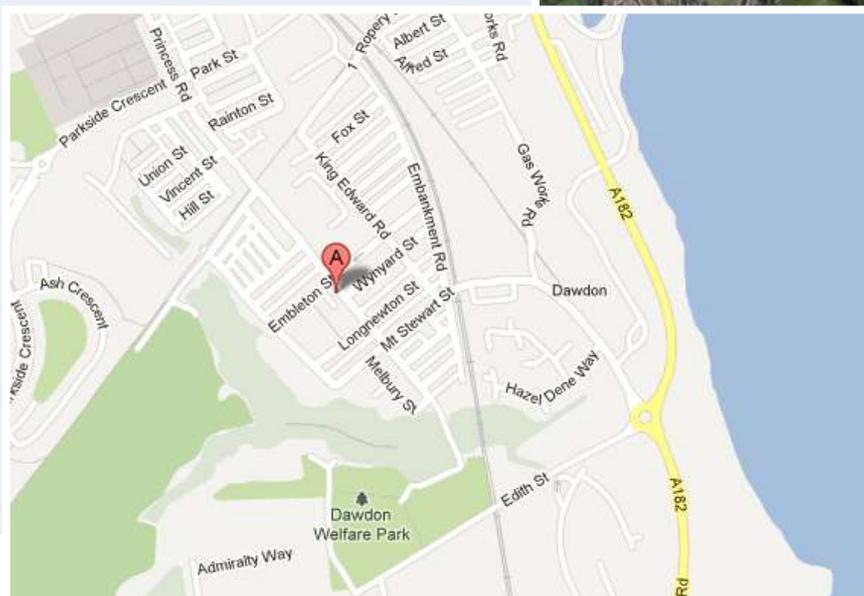
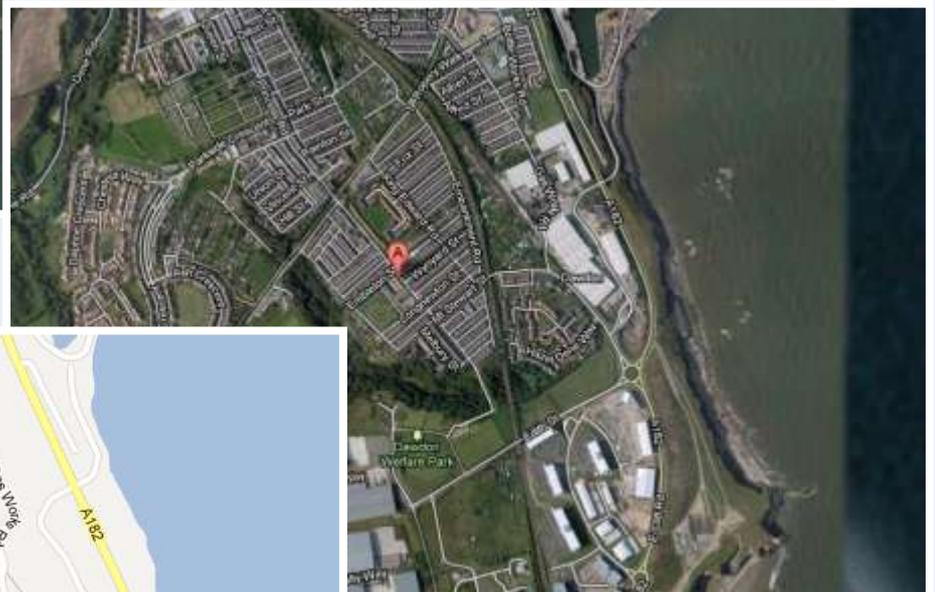


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# THE LOCATION



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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 AICC 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 over
- 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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