

# BLUE PRINT

Real & Sustainable Momentum Starts With An Idea That Resonates On Multiple Levels



## JULY 2021 UPDATE

Sundip Shihn, Director at Bramham Properties says:

'The key component to successful property investment is to buy well. Never buy on the premise that the property market will continue to rise. Buying well means there is a greater chance of capital preservation.'



**The View, Clifton-upon-Teme, Worcester.**  
Development of 20 Executive Homes, now all sold or in legal transfer.  
[www.theviewclifton.com](http://www.theviewclifton.com)

**Hundred House, Great Witley, Worcester.**  
A Grade II listed building that has been converted into 16 residential units with over 50% sold.  
[www.witleyhundred.com](http://www.witleyhundred.com)

**Transport House, West Bromwich.**  
Conversion of the former Unite office into 45 residential units.

### Partners

**Development Manager:**  
HCT Homes Ltd  
[www.hct-homes.co.uk](http://www.hct-homes.co.uk)

### Trustee:

Blue Water Capital Ltd  
[www.bluewatercapital.co](http://www.bluewatercapital.co)

### Accountants:

Ashley King Ltd  
Chartered Accountants  
<https://www.ashleyking.co.uk>

### Lawyers:

Judge Sykes Frixou  
<https://jsf-law.co.uk>



## WHAT'S INSIDE?

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## STRATEGY

The timing is now perfect to build a balance of high-quality, affordable homes to service the demand from tenants, homeowners and investors whilst the market remains at all-time highs.

Below-market-price acquisitions allow Bramham Properties to maximise profit margins in a sector where there is a proven demand and shortage of supply.

At Bramham, development opportunities are only purchased with planning permission already in place and often with development work already in process, shortening the time frame to completion and reducing costs and risks considerably.

We are experts at adding value to existing projects to enhance exit values, increase construction efficiencies and reduce development costs.

## CONTACT

Bramham Properties Ltd  
337 Belmont, Belmont Road,  
Uxbridge, UB8 1HE



t +44 (0) 1895 547 191  
[info@Bramhamproperties.com](mailto:info@Bramhamproperties.com)  
[www.Bramhamproperties.com](http://www.Bramhamproperties.com)

House prices grew by 2.1% in April, according to Nationwide, this was the strongest month-on-month increase since February 2004 and puts annual UK house price growth at 7.1%.

House price growth is likely to reach double digits during the summer and demand remains strong as buyers seek to take advantage of the SDLT holiday (Ends September 2021). The supply of homes for sale has not kept pace with the level of demand (Per RICS survey), and instructions to sell have been 5% lower than sales agreed since the start of the year, according to TwentyCi (The homeowner & Behavioural Data agency). This continuing imbalance will drive price growth over the next few months.



According to HMRC, completed transactions hit over 180,000 in March and this number was boosted by sales aiming to complete before the end of the SDLT holiday. Fewer sales were agreed in the early part of 2021 so transaction numbers are likely to be lower in April and May, but increased activity following the extension of the SDLT holiday is likely to create another surge in June. Sales agreed in April were 55% above the 2017-19 average, according to TwentyCi, they were particularly strong where buyers benefit from the maximum £15,000 saving on SDLT. This part of the market is mostly mortgaged home movers, whose numbers in February were 73% higher than the 2018-20 average, according to UK Finance. The proportion of mortgaged home-movers and first time buyers (FTBs) was approximately equal at the start of 2020, but home-movers now make up 58%, with FTBs at only 44%.

From Rental perspective, the RICS survey for March indicated positive tenant demand outpacing landlord instructions in the majority of regions, suggesting a continuation of rental growth over the coming months

Source: [https://www.savills.co.uk/research\\_articles/229130/314003-0](https://www.savills.co.uk/research_articles/229130/314003-0)



## The View, Clifton Upon Teme

20 Executive houses in the Malvern Hills, Worcestershire are now inhabited or are in contractual legal transfer. All properties have sold above the budgeted sales values. People moving from small City properties to larger Country properties post COVID has been the key driver for sales.

**SOLD OUT**



**WORK IN PROGRESS**



## Transport House

Bramham Properties has submitted a planning application to extend Transport House on Victoria Street, West Bromwich and deliver 45 new homes as part of a previously consented scheme.

The landmark building was acquired in January 2021, plans have already been approved for the refurbishment of the vacant building to create 37 new homes.

The proposed extension will deliver an additional eight homes across two further storeys in a mix of one and two-bedroom apartments.

Located on Victoria Street, the former office building is close to the town centre and a short walk to the Metro line, bus station, and other key amenities. Work to refurbish and redevelop the building is expected to complete in 2022.

**BEFORE**



**AFTER (RENDERING)**



## Purchase Agreed Land Behind, 137 Finchley Road, Swiss Cottage, NW3

Purchase of the land behind 137 Finchley Road, NW3 has been agreed. The property has planning permission for 2 Mews Houses and 7 Apartments next to Swiss Cottage train station NW3. Close to Regents Park and Ten minutes away from Mayfair. Agreed Acquisition Price of £4.6m with an exit price of £10.8m.

### POST DEVELOPMENT VIEW

