

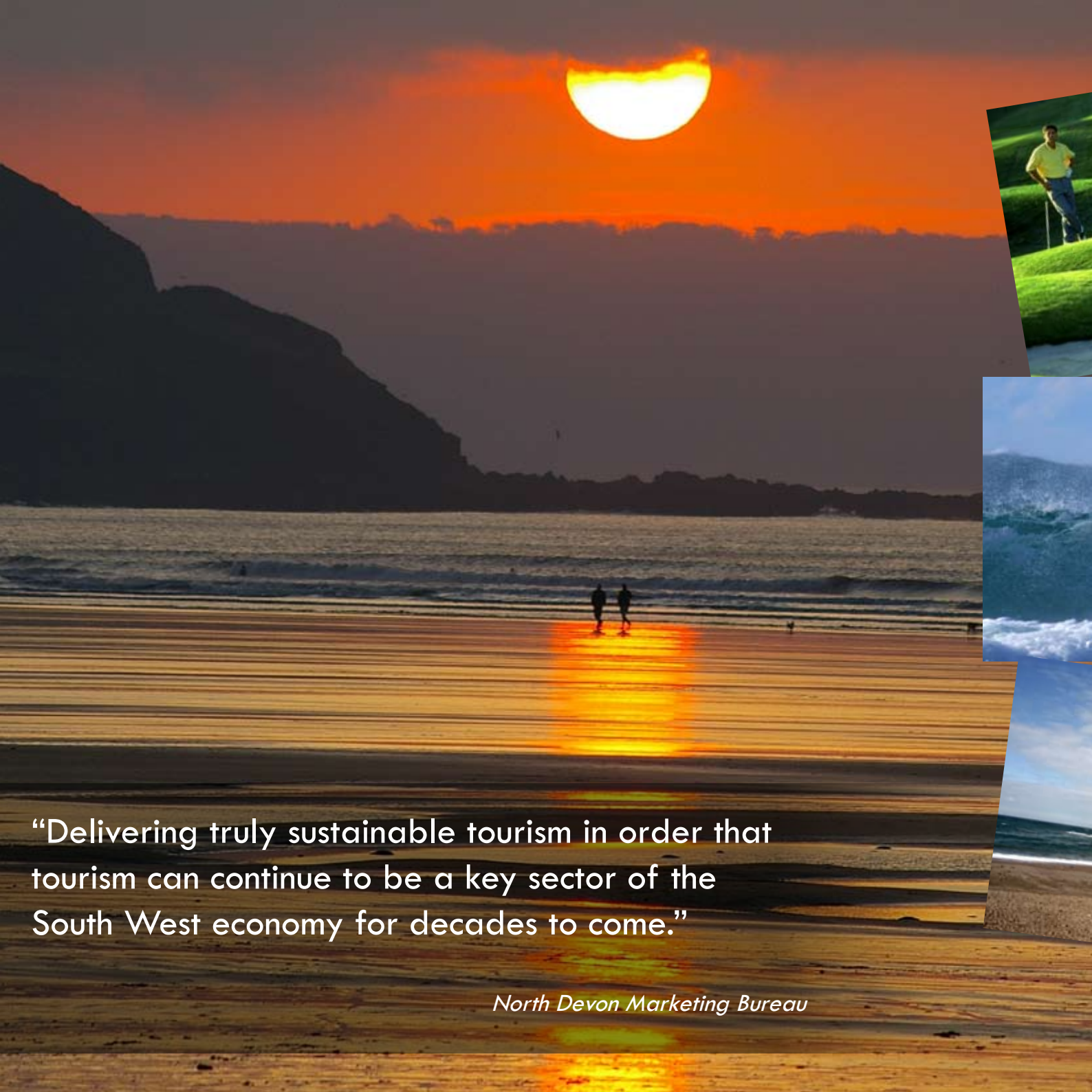
Green Parks



Image © Graham Hobbs

Exclusive Pre-Release Investment Opportunity





“Delivering truly sustainable tourism in order that tourism can continue to be a key sector of the South West economy for decades to come.”

North Devon Marketing Bureau



Green Parks

Westward Ho!

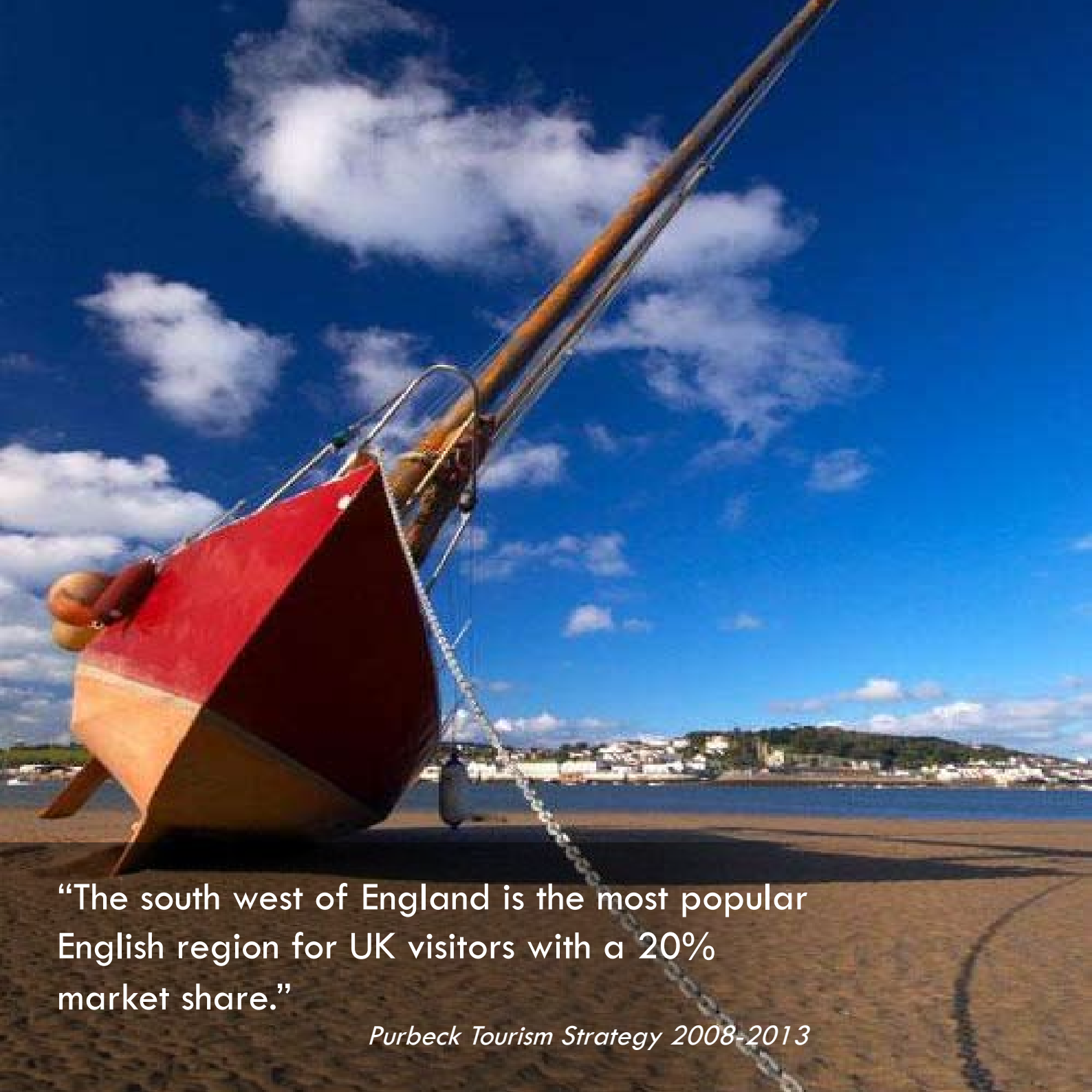
Two miles of golden sandy beach, bustling beachfront cafes and bars, an outdoor pursuits paradise and a tourism hotspot with stunning ocean vistas; welcome to the idyllic north Devon town of Westward Ho!



Investment Prologue

Our exclusive development in Westward Ho! represents an opportunity to invest in UK property well below market value and benefit from not only cashback on your deposit but from guaranteed rental returns plus a guaranteed buy-back. The executive apartments are situated within 50m of the beachfront promenade with the local bars, restaurants and attractions all just a stone's throw away. This stunning location is only further complimented by the fantastic returns available.

- 2 & 3 bedroom executive apartments
- 50m from the renowned Westward Ho! beach
- Just 24 off-plan apartments available in Phase 1
- Fractional ownership from £16,500
- Full ownership from £132,000
- 5% Cashback and 5% Guaranteed Rental (Net)
- Optional 150% Buy-Back in 3rd year of ownership
- Easy ownership; no ongoing fees or bills to pay



“The south west of England is the most popular English region for UK visitors with a 20% market share.”

Purbeck Tourism Strategy 2008-2013

Tourism Hotspot

Tourism is key in the South West of England and Westward Ho! is at the forefront of an extensive regeneration project being implemented to further boost an already booming market.

Westward Ho! is ideally situated on the North coast of Devon in England's beautiful South West. The town **thrives on tourism** and is currently undergoing an extensive regeneration project that will enhance the existing facilities and boost an already booming tourism industry in the region.

Westward Ho! is an eclectic **mix of traditional Victorian seaside resort and idyllic coastal town**. Cafes, bars and amusements mingle with rows of colourful cottages dating back to the 1860's. Located just off the main trunk road of the A39, Westward Ho! is easily accessible and enjoys straightforward access to the larger communities of Bideford (10 mins) and Barnstaple (20 mins).

The area is **perfect for rentals**, with existing holiday apartments generally being **fully booked** during the summer months. The location is superb for tourists with access to various nearby attractions and a **stunning seaside location**.

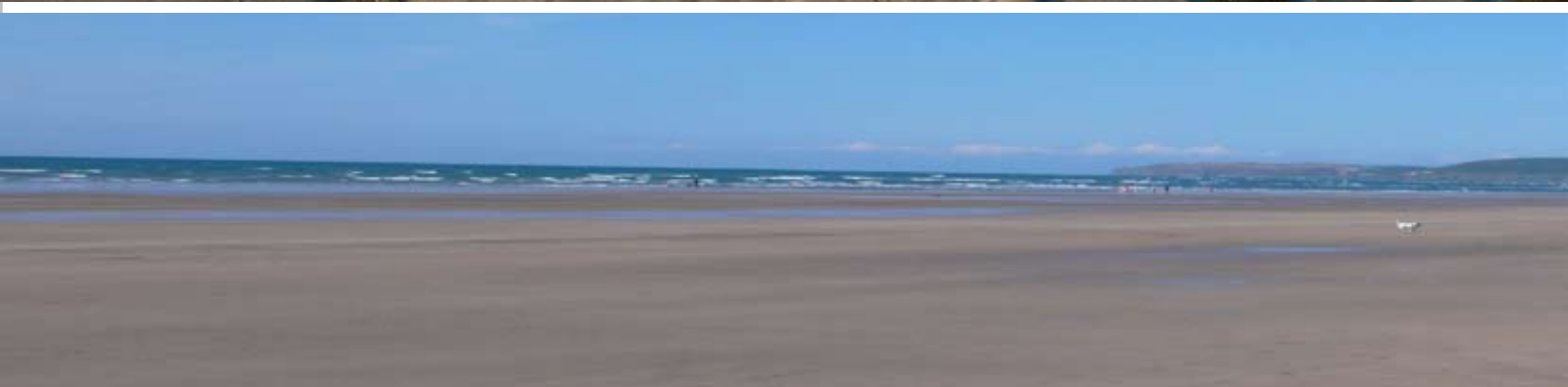
North Devon Tourism Strategy

The proactive strategy will reflect the aims of the South West Tourism Regional Strategy and by 2015 aims:

- To achieve an average rate of 9 million tourists per year
- To achieve an average net annual growth in tourist expenditure from staying visitors of 1.5% pa
- To achieve growth in total business turnover of 15%
- To create a further 5% growth in employment
- To achieve and sustain a 30% market share of the nights in Devon County



The South West region recorded
23.4 million staying trips and 90.8
million day visiting trips during 2008



The Beach & Local Attractions

This seaside town of Westward Ho! enjoys one of the longest sandy beaches on the North coast of Devon, being 2 miles in length and is one of just 12 beaches in Devon to be awarded the blue flag of cleanliness and safety. Just 71 beaches have been awarded this accolade in the UK in 2010.

The local area is bursting with attractions, including castles, zoological parks, theatres, shopping centres, surf-schools, go-karting and paintballing. If your potential tourists are looking for something a little more leisurely there are numerous nature-trails, coastal walks, golf courses (Royal North Devon Club) and gardens to explore and enjoy.

Westward Ho! makes for a perfect location to base your annual holiday.

“World class by nature.”
North Devon Plus





“Fractional ownership properties are being seen as a smart way to have access to five-star accommodation and transport without the overheads. When you’re not using it, other members are, ensuring assets are rarely empty, and are looked after.”

The Times






Fractional Ownership

A stunning below market value opportunity made even more attractive by the addition of fractional ownership

- Your ideal investment at a fraction of the cost
- Better value for money than full ownership
- You can sell on your fraction at any time
- No ongoing maintenance fees
- Great for investment, easy purchase options



Fractional ownership is an amazing opportunity where several unconnected buyers can safely combine their resources to collectively own a property. This innovative ownership formula provides complete investment, legal and tax benefits of property ownership which are passed through to you, or your heirs, and may be sold at anytime. The fractional opportunity offers the reassurance of less initial outlay for a property that you are likely to only use for a maximum of one month a year. Also, as you are only buying a part-share of the property, you can afford to purchase a more lavish and opulent property than you could fund outright. For investors looking to spread their funds into as many different property markets as possible, as well as for those seeking a luxury home-away-from-home, this is the perfect option.



“As carbon neutral holidays become increasingly popular over the upcoming decade, Devon is likely to experience a tourism boom”

- Westward Ho!
- 1. Croyde Bay
- 2. Exmoor Zoo
- 3. Lundy Island
- 4. Atlantic Village
- 5. Dartmoor
- 6. BIG Sheep Park



Westward Ho! is ideally situated on the north coast of Devon

The Properties

The apartments at Green Parks represent a stunning below market value investment available at the pre-release stage for early investors.

The Apartments

Green Parks represents an opportunity to invest in UK property at very low prices whilst benefitting from guaranteed rental returns plus a superb buy-back guarantee. The executive apartments are situated within a few minutes walk of the beachfront promenade with local bars, cafes and attractions all close by.

The design of the Green Parks development will mirror the local authenticity whilst enhancing the promenade with a modern accent. The development will benefit from fantastic rental returns from the established hotelier and boasts facilities such as its own bar, restaurant and indoor swimming pool.

Each apartment will come furnished to an exceptionally high standard including a turn-key package. Furnishings, white goods, kitchens and bathrooms will all be installed ready for your guests.

Easy Property Ownership

- Turn-key completion packages on all properties
- Furniture, white goods, bathrooms & kitchens all installed on your behalf
- No maintenance fees or ongoing costs to pay
- An all-year-round, high quality self catering product
- Perfect for short breaks or week-long get-aways
- Fully serviced and maintained accommodation
- Additional on-site leisure facilities

Fast Facts

- Phase one available NOW
- Availability limited to 24 properties
- Just 50m from the beach
- Managed by world renowned hotelier
- On-site bar, restaurant, pool & reception
- Fully managed for easy investment

Comparables

Comparable properties currently available in Westward Ho! provide investors with a solid insight into just how profitable your investment in Green Parks will be.

Nassau Court

A dramatic addition to the Westward Ho! promenade offering accommodation a stone's throw from the local amenities.

- 26 apartments / 2 penthouses
- 200m from Green Parks
- 2 bedroom apartments from £325,000
- 3 bedroom apartments from £425,000
- Private rentals from £579pw low season



Horizon View

Substantial and distinctive, the Horizon View development enjoys a great location close to the centre of Westward Ho!

- 62 apartments
- 50m from Green Parks
- 2 bedroom apartments from £235,000
- Private rentals from £439pw low season
- Quality design and finish





“On average since the 1950’s, property values have doubled every ten years.”

UK Land Registry



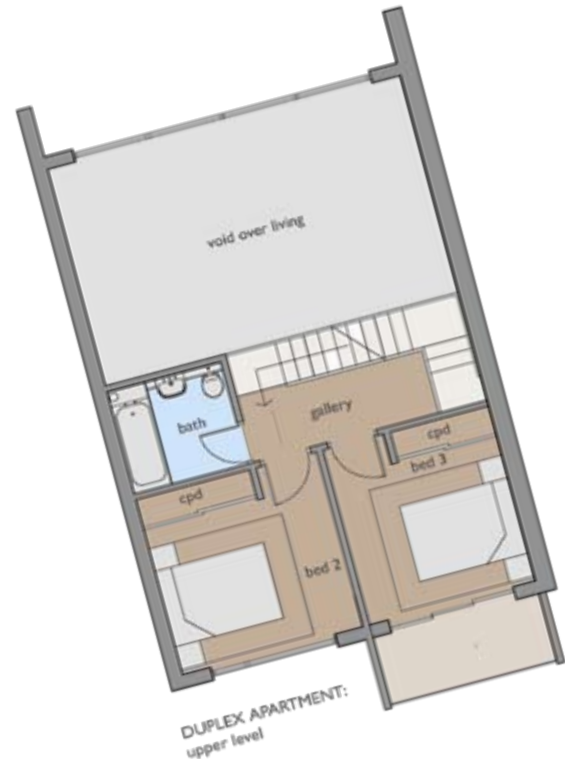
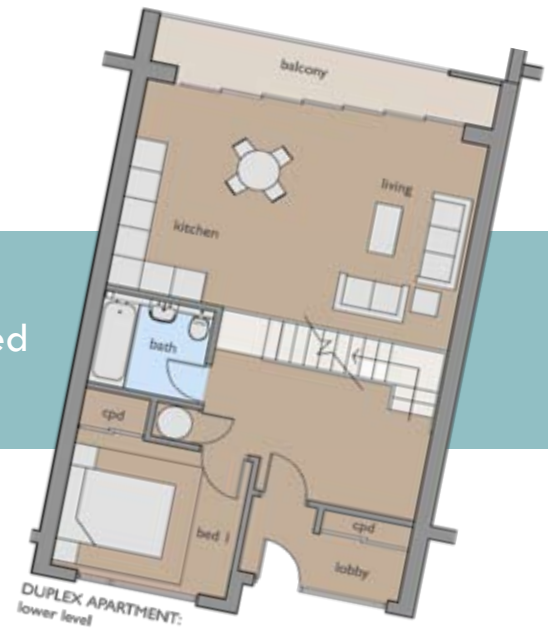
Prices & Plans

Your opportunity to invest in below market value property in a Devon tourism hotspot with guaranteed rentals and a 150% buy-back guarantee.

- Prices from £16,500
- 5% cashback on your purchase price
- 5% guaranteed rental return post completion
- 150% guaranteed buy-back
- Full ownership from £132,000

Opportunities such as Green Parks are few and far between in the UK market. Not only can you invest from as little as £16,500 but the developer also guarantees to buy the property back for one and a half times today's purchase price. Combine this with the 5% cashback on your purchase price plus the 5% (net) guaranteed rental income post completion and this opportunity really is without comparison.

Please note phase one contains 24 two bedroom apartments divided over four floors with stairs and elevator access to each floor.



Two Bedroom Apartments

The two bedroom apartments at Green Parks are perfect for investors. Generous living accommodation provides sleeping for 6, creating excellent returns over the short and long term.

Couple this with the family friendly facilities at the development and Green Parks can easily be classified as a year round holiday destination.

Three Bedroom Executive Apartments

Three bedroom executive apartments enjoy spacious living accommodation plus two bathrooms. With the ability to sleep as many as 8 people, these apartments represent an ideal lifestyle choice.

Three Bedroom Penthouse Apartments Including Mezzanine

The three bedroom penthouse apartments include a stunning mezzanine bedroom, with accommodation being generously spaced over two floors. These properties represent the finest in the development with prices on application.

Please note: Three bedroom apartments are currently unavailable for purchase.



How to Buy

Our secure purchase procedure and close relationship with trusted business partners ensure that your funds are completely safe at all stages of your property purchase, giving you the luxury of security and peace of mind

The purchase procedure for buying property at Green Parks is very straightforward. If you would like to make a reservation, a [refundable reservation fee](#) of £500 or £1000 depending on your property selection (fraction or full) will secure your purchase whilst you review your contract.

Once you're happy to proceed you will need to pay £1,500 for your fully personalised contract which includes all due diligence material and lease agreements. This secures your chosen property in your name.



RSM Tenon

RSM Tenon have been engaged as accountants and financial advisers

to Green Parks. The UK's 7th largest accountancy firm, RSM Tenon employ over 3,000 staff in 50 UK based offices. This firmly established practice is assisting with the preparation of financial forecasts for Green Parks Limited and will remain engaged as its ongoing accountants.

“The region with the strongest growth in July was the South West, which saw a monthly rise of 2.2%”

UK Land Registry

Purchase Procedure:

- 30% deposit on exchange of contracts
- You receive 5% cashback immediately!
- 20% is due on roof completion
- 50% is due on completion
- Furnishing costs will be paid in stages during the construction period

Post-Completion:

- You receive 5% (net of all fees) guaranteed rental income for 3 years (from solicited account)
- Owners receive 30% discount on fully serviced usage and have access to their property 52 weeks of the year
- Three years from completion the developer will offer to purchase your property for 150% of your purchase price.



Security

We are proud to be working with some of the most established resort developers in the UK.

The developers of Green Parks have completed a selection of high end developments across the UK, including various Days Inn Hotels and other five star residential projects.

The most recent development consisted of twenty-one substantial and bespoke 5 bedroom residential dwellings selling in excess of £800,000 each.

The developer is also NHBC registered and Green Parks will benefit from the standard 10 year NHBC or equivalent guarantee upon completion.

“The combination of an established developer, and one of the UK’s largest accountancy firms creates a stunning partnership that guarantees delivery of your investment property and offers piece of mind through the build process and beyond.”





Contact Us

If you have any questions at all or would like to reserve your property, please contact us on the number below



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We are not responsible for the repayment of any loans or mortgages and your property is at risk if you do not keep up repayments or loans secured upon it. Terms and conditions apply. Details enclosed in this brochure are correct at time of going to print and are subject to change. Details herein are pre-release and do not form part of any contract. Images depicting properties, artists impressions or CGI's are enclosed for reference only and do not form part of any contract. We advise independent legal and tax advice before any purchase. Cash back will apply upon exchange of contracts and during the construction period. Guaranteed rental income of 5% pa will commence upon completion of the development and will continue for a period of three years. V3

Green Parks

