



# ECCLES DEVELOPMENT, NORFOLK

8.75% Senior Secured Loan Notes

A bespoke development of 24 beautifully appointed homes by award-winning architects and built by locally renowned developer Strand Homes.



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# ECCLES ST. MARY: AN IDYLIC INVESTMENT OPPORTUNITY

Located approximately 5-miles south of the market town of Attleborough, Eccles St. Mary is an ancient settlement rich in history, alongside its neighbouring villages Quidenham and Wilby. Since 1845, Eccles Road railway station has served the village, offering convenient access to Norwich and national railway networks via Ely and Cambridge. Notably, St. Mary's Church is one of Norfolk's original Round Tower Churches.

The village also features the 'Old Railway Tavern' public house, known locally as the 'Eccles Tap', a freehouse renowned for its real ales. The railway station, situated in Quidenham parish, is near the historic Quidenham Hall, which later became a Carmelite monastery. According to local legend, the Great Iceni Queen Boudicca is believed to be buried in the area, and her image adorns the Quidenham Village sign.

Modern attractions include the Snetterton Race Circuit, located on the southern edge of the village, offering easy access to the main A11 Norwich to London dual carriageway.

We believe that the proposed development, with its diverse property mix, will be highly sought after. Similar developments in neighbouring parishes such as Shropham, Banham, Rockland All Saints, Carbrooke, and Stow Bedon have been in great demand. Eccles offers an idyllic village setting with excellent road connectivity and proximity to a network of villages and small towns.

We are excited about the potential of this site, especially given the superior build quality and finish from Strand, making this a strong investment package.



## ABOUT THE DEVELOPMENT

A stunning collection of 24 beautifully appointed homes designed by award winning architects and built by locally renowned developer Strand Homes. Nestled in the Norfolk countryside the development offers flexible living with 2, 3 and 4 bedroom homes that have been designed to create modern, light filled living spaces. Strand Homes meticulous attention to detail and high specification offer modern living within a traditional setting sympathetically within its surrounding in the beautiful village of Eccles.

## ABOUT THE DEVELOPER

Strand Development Limited ("Strand") has built its reputation on the provision of professional construction services such as quantity surveying, estimating, and project management. After many years of guiding clients, Strand transitioned to offer comprehensive development services as a principal contractor.

Today, Strand has become a distinguished local developer known for crafting top-tier homes that are in high demand, creating modern open spaces while retaining a cosy family ambiance. Their skilled craftsmen produce uniquely identifiable and beautiful residences.

[www.strand-development.co.uk](http://www.strand-development.co.uk)



## LOAN NOTE SUMMARY

Teaming up with Strand Properties (Eccles) Limited, Property Investor Partnership ("PIP") offers a secured loan note for investors, targeting a 24-month investment term (with 9-month extension option at the discretion of the developer) and offering an attractive 8.75% annual yield. As the Senior Lender, PIP will provide acquisition and development finance of up to £6.1m (excluding interest), secured against £8.318m of development asset value available at completion (73.33% net Loan-to-Value).

## REASONS TO INVEST:

- Earn 8.75% per annum for 24-months (with 9-month developer extension option)
- Yield is paid as a single bullet payment upon repayment of capital
- Senior-ranking debenture over the borrower to include:
  - A fixed senior charge over the development asset.
  - Floating charges over all existing and future cashflows.
  - Floating charges over all other company assets and undertakings.
- Clear exit strategy, upon sale of the properties
- No upfront fees
- Minimum investment of £10K

# THE ECCLES PROJECT DEVELOPMENT APPRAISAL

	GBP (£)
Gross Development Value	£8.318M
Net Loan-to-Value	73.33%
Gross Loan-to-Value (Inc Finance Costs)	78.15%
Scheme Profit (Net of Finance Costs)	£1.807M
Profit on Cost	27.77%
Profit on GDV	21.73%





## TRANSACTION COUNTERPARTIES

### Developer

Strand Development Limited  
<https://strand-development.co.uk/>



### Security Trustee & Investment Servicer

Property Investor Partnership



### Legal Counsel

Howes Percival  
<https://www.howespercival.com/>



## KEY INVESTMENT TERMS

<b>Loan Note Issuer</b>	Strand Properties (Eccles) Limited
<b>Investment Type</b>	Secured Loan Note
<b>Investment Status</b>	Senior-Secured Debt under English Law
<b>Investor Yield</b>	8.75% per annum Paid as a single bullet payment on maturity
<b>Investment Term</b>	24-months (plus up to 9-month developer extension option)
<b>Call Option</b>	The Notes can be redeemed before the Repayment Date at the option of the Issuer. Interest shall accrue and be paid up to and including the date of repayment.
<b>Transferability</b>	Freely transferable
<b>Minimum Investment</b>	£10K (increments of £1K thereafter)
<b>Purpose of Loan</b>	Acquisition & Development Finance for the development of 24 houses with a net GDV of £8.318M (as at Sept 2024)
<b>Investor Security</b>	A debenture is granted to the Security Trustee providing fixed and floating charges over the Loan Note Issuer. These charges capture all assets, cashflows and other undertakings of the borrower, including all legal rights to Secured Assets.
<b>Exit Strategy</b>	An 18-month construction period, plus up to 12-months to sell and legally complete all properties.

# FCA Risk Warnings

**Due to the potential for losses, the Financial Conduct Authority (FCA) considers this investment to be high risk.**

## What are the risks?

### 1. You could lose all the money you invest

- If the business you are investing in fails, there is a high risk that you will lose your money. Most start up and early-stage businesses fail.
- Advertised rates of return aren't guaranteed. This is not a savings account. If the borrower doesn't pay you back as agreed, you could earn less money than expected. A higher advertised rate of return means a higher risk of losing your money. If it looks too good to be true, it probably is.
- These investments are sometimes held in an Innovative Finance ISA (IFISA). An IFISA does not reduce the risk of the investment or protect you from losses, so you can still lose all your money. It only means that any potential gains from your investment will be tax free.

### 2. You are unlikely to be protected if something goes wrong

- Protection from the Financial Services Compensation Scheme (FSCS), in relation to claims against failed regulated firms, does not cover poor investment performance. Try the FSCS investment protection checker here.  
<https://www.fscs.org.uk/check/investmentprotection-checker>
- Protection from the Financial Ombudsman Service (FOS) does not cover poor investment performance. If you have a complaint against an FCA regulated firm, FOS may be able to consider it. Learn more about FOS protection here.  
<https://www.financialombudsman.org.uk/consumers>

### 3. You are unlikely to get your money back quickly

- Many bonds last for several years, so you should be prepared to wait for your money to be returned even if the business you're investing in repays on time.
- You are unlikely to be able to cash in your investment early by selling your bond. You are usually locked in until the business has paid you back over the period agreed.

### 4. Don't put all your eggs in one basket

- Putting all your money into a single business or type of investment for example, is risky. Spreading your money across different investments makes you less dependent on any one to do well.
- A good rule of thumb is not to invest more than 10% of your money in high-risk investments.  
<https://www.fca.org.uk/investsmart/5-questions-ask-you-invest>
- If you are interested in learning more about how to protect yourself, visit the FCA's website here.  
<https://www.fca.org.uk/investsmart>



Norwich Office: Creation House, 7a Alkmaar Way, Norwich International Business Park, Norwich, NR6 6BF  
Telephone: 01603 268083 Email: [info@propertyip.net](mailto:info@propertyip.net) [www.propertyip.net](http://www.propertyip.net)