

Wealth Creation via Land Investment

Theydon Bois, Greater London



We strive to provide our clients with strategic land acquisition opportunities in the UK that have the potential to be re-zoned for housing.

Our sites are required to meet all pertinent criteria prior to being made available to our clients, including nearby infrastructure, sustainability, amenities and strong housing development potential.

Not many sites around the UK have all boxes ticked as Theydon Bois does and this is arguably the best pre-development site for investors in the UK at the moment.

Theydon Bois is located inside Greater London's commuter belt within close proximity to the City of London as well as the proposed new Olympic village and Stratford's major re-generation project.

The adage of location, location, location definitely applies to this site as Theydon Bois has continuously been targeted by government policy as an area that needs to provide 3500 new homes to comply with the South East of England plan for housing development.

Epping Forest District Council's recent housing strategy also states a need for over 6000 new homes in the district over the upcoming years. With the 2012 London Olympics and one of Europe's largest re-generation projects nearby this all adds up to an investment opportunity rarely seen in this sector.

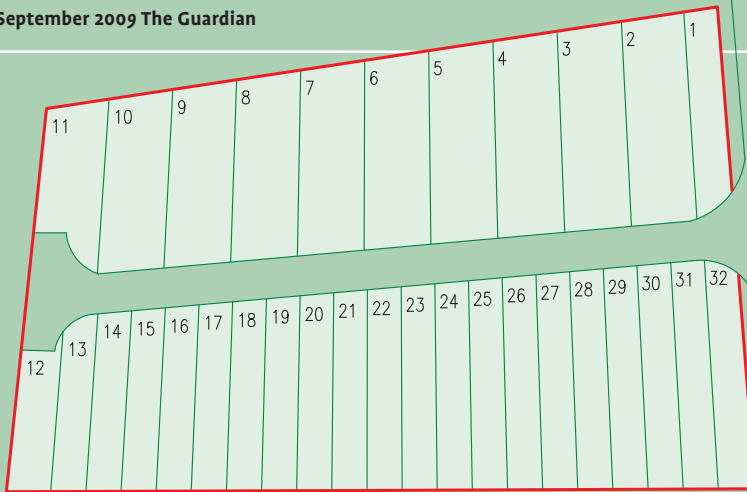
It is important to look at government housing policy, plans and strategy before investing into any land site and after careful consideration we believe that Theydon Bois is a prime location for future development and we are pleased to offer this medium term high growth opportunity to all investors.

Site Plan – Phase 4

1, 2 & 3 Sold Out Phase 4 from £5950

'The lack of affordable housing in the district may mean more developments are granted permission on Green Belt land according to an Epping Council Report. Epping Forest District Council's newly published Housing Strategy states there is a "residual requirement" for 6,600 new homes in the district by 2026.'

2nd September 2009 The Guardian



The objective of this land investment is to see the site re-zoned for housing and we make you aware that this is a step by step process which is dictated by a variety of factors, mainly government and council policy.

Currently an application is being submitted to the EFDC to re-zone part of the greenbelt in order to develop a car park including road access for the London Underground Station.

This application is a key factor for the future development of the area and is believed that once approved negotiations will then commence in order to achieve the EFDC housing targets.

A recent policy document released by EFDC states that land inside the m25 at Theydon Bois is suitable for development and the fact that the site is close to the Central Line link to London only strengthens our view that housing development is required and will be achieved.

'...Strategic reviews of green belts are needed in several areas to meet regional development needs at the most sustainable

locations'-including Theydon Bois. EFDC Sustainability Appraisal and Habitats Regulations Assessment Scoping Report - May 2010

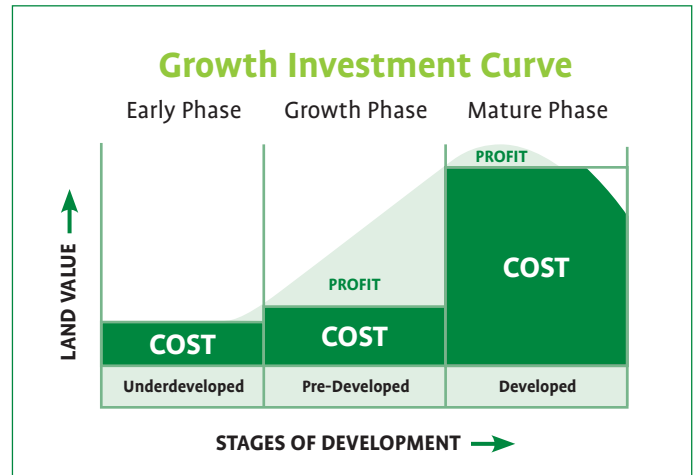
'Theydon Bois is under increasing pressure for development as a result of the government's East of England Plan. It demands the construction of 3,500 new homes in the district...'

Epping Forest Liberal Democrats 2009



Key Investment Points

- Inside the M25 and next to London Underground Central Line Station
- 30 mins to London City – ideal for City Commuters
- An adjacent area pin pointed and included on the Local Development Framework by EFDC
- 2012 Olympic re-generation effect
- Planning permission granted for golf course, club house and leisure facilities – development underway
- Proposed new Essex Polo Club and facilities adjacent to Phase 1 plot layout
- Application currently underway for London Underground Car-Park
- The government pin pointing Theydon Bois as an area that requires 3500 additional homes to be built
- Epping Forest District Council states there is a requirement for 6,600 new homes in the district
- The South East of England Plan highlighting Theydon Bois as an area that will contribute to the UK's housing targets
- The only Central Line station that currently lacks housing developments on both sides of the railway tracks and station
- Large building developer currently seeking approval for luxury housing development
- Close to nearby M25 and M11 motorways – ideal for commuters into London



London 2012 Olympic Effect

The London Olympic Stadium will be the centrepiece of the 2012 Summer Olympics. The Olympic Village itself will be a direct journey from Theydon Bois tube station.

As with previous Olympic cities, areas on the outskirts of the Olympic centre with connecting transport and necessary infrastructure then become prime locations for investors and developers.

After the games, the Village will become part of the overall Stratford City regeneration scheme, including a new Westfield Shopping Centre with additional leisure, office and residential areas.

Over £5bn is being spent on the re-generation of the surrounding areas including numerous housing developments of approximately 4,500 new homes, a Westfield Shopping Centre, £1bn re-development of Stratford Station, new parks, open space and community facilities as well as a new business district to include offices, hotels and conference facilities as well as 15,000 new jobs to last 15 years.

The region has already seen a marked improvement in house prices and this is expected to continue up to and beyond the 2012 Olympic Games and with the creation of approximately 15,000 new jobs, new housing developments will be a key factor for the future.



Safe and Secure Land Investment in Theydon Bois, Greater London