

SHIRE PROPERTY

Wealth Creation Through Property



Welcome to

SHIRE PROPERTY

This brochure will give you more of my background, why I do what I do, why I love Bristol, and I'll walk you through two of my recent projects. Then I'll outline the steps of how we could work together to provide you with great financial returns.



ABOUT TOM

My journey into the world of property began during my university years, where I discovered a passion for property. Since then, I have honed my expertise in project management, specialising in residential renovations, holiday let conversions, and large-scale commercial developments.

Driven by a desire to build a successful investment portfolio, I embarked on personal projects, starting with the renovation and profitable sale of rundown properties. This initial success spurred me to collaborate with investors, leading to a recent completion of a joint venture investment in a Grade II listed property in Clifton, Bristol.

Throughout my career and various personal endeavours, I have cultivated the essential skills to manage and deliver projects punctually and within budget. My network of reliable local consultants and tradespeople is a testament to the strong professional relationships I have built over the years.

I am dedicated to identifying and securing the most promising projects, which is the cornerstone of my business strategy. Each property I renovate is designed to generate substantial profits or provide long-term investment returns, offering exceptional opportunities for those who choose to invest alongside me.



INVESTMENT AREA

Having resided in Bristol for the past seven years, I have developed a profound appreciation and understanding of this vibrant city. Investing locally has endowed me with an in-depth knowledge of Bristol, enabling me to identify up-and-coming areas, key redevelopment locations, and areas best avoided. This insight allows me to stay abreast of market trends in both sales and rental markets.

Bristol stands out as one of Europe's most successful cities for technology-focused investment, achieving top rankings in 2022. It was also recognized as the premier UK city for living and working in the tech sector. The city hosts the prestigious Aztec West business park, home to industry giants

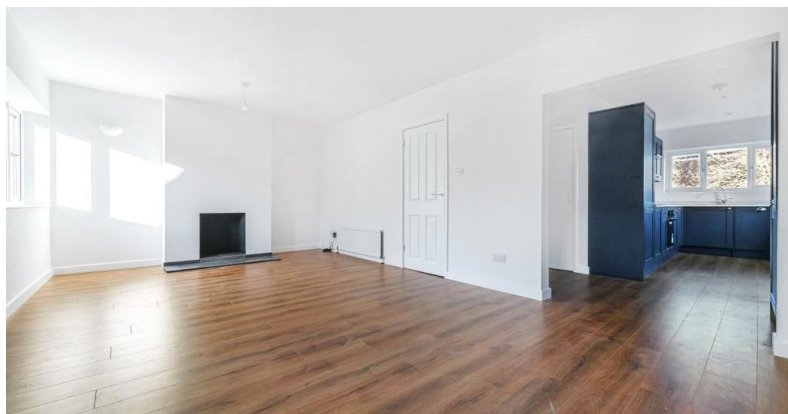
such as Airbus, Rolls-Royce, and the Ministry of Defence. Additionally, Bristol benefits from two rapidly growing universities and significant urban development projects, including the major "Temple Quarter" redevelopment, poised to create a surge in accommodation demand in the coming years.

On a personal note, I recently listed a spare room in my house (ever the opportunist!) and received an astounding 52 enquiries within 24 hours, underscoring the high demand for housing. This trend is set to continue, with Bristol's population, currently just over half a million, projected to increase by 10% by 2034.



BEFORE

AFTER



BEFORE

AFTER

CASE STUDY – Buy to Sell

Whitchurch Lane was available on the market with a range of issues, including a dated interior, overgrown garden and a risk of subsidence. By completing the appropriate due diligence, I was able to work out that the property was not suffering from subsidence which had put off all other buyers. This allowed me to purchase the property at a great price.

The renovation works included the following:

- full rewire
- new plumbing system
- full replaster

- new windows
- new kitchen
- new bathroom
- new flooring

I also added value by opening up the living dining area to create a contemporary living layout.

As you can see from the photos that the property was finished to a fantastic standard and the whole project lasted exactly 12 months from collecting the keys through to the completion of the sale.

DEAL FIGURES

Purchase Price	£237,500
Renovation Cost	£46,157
Stamp duty + Legals + Selling costs	£8,028
Revaluation	£348,000
Profit	£56,315



CASE STUDY – Serviced Accommodation

Bruton Place was a rundown student rental that had been vacant for two years before the owners listed it on the market.

Despite its neglected state, the grade two listed property showed significant potential, especially with the possibility of converting the unused basement into a functional, habitable space.

After presenting the opportunity to a joint venture investor, we evaluated various options and decided to transform the property into a serviced accommodation unit.

The basement conversion required excavating to increase the ceiling height and damp-proofing to the surrounding walls before the installation of the stud walling. We also undertook a complete refurbishment of the building and added two new bathrooms by reconfiguring the generously sized front bedrooms.

As a result, the property's valuation rose from £600,000 to £925,000, and it now generates approximately £2,000 in net profit per month.



BEFORE



BEFORE



BEFORE



PROPOSED



PROPOSED

CURRENT PROJECT – Buy to Sell

Fitzroy Terrace was purchased at below market value and is located in Redland, Bristol. It's a quirky property which requires a full refurbishment including new kitchen, bathrooms, electrics, plumbing and redecoration. It won't need any internal re-arranging, however the introduction of new Velux windows will open up the space to become bright a beautiful.

return as you can see in the expected figures below.

This would be a perfect property to complete as a joint venture with a 12-month programme from purchase through to completion of the sale.

This project is funded using personal funds however this is exactly the type of property which goes overlooked in Bristol yet can generate a substantial

DEAL FIGURES

Purchase Price	£400,000
Renovation Cost	£50,000
Stamp duty + Legals + Selling costs	£17,274
Revaluation	£530,000
Profit	£62,726



If you are interested in
investing, get in touch:

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