



Investment Opportunity

*Building Sustainable and Accessible
Coastal Holiday Lets across the UK.*



The Problem

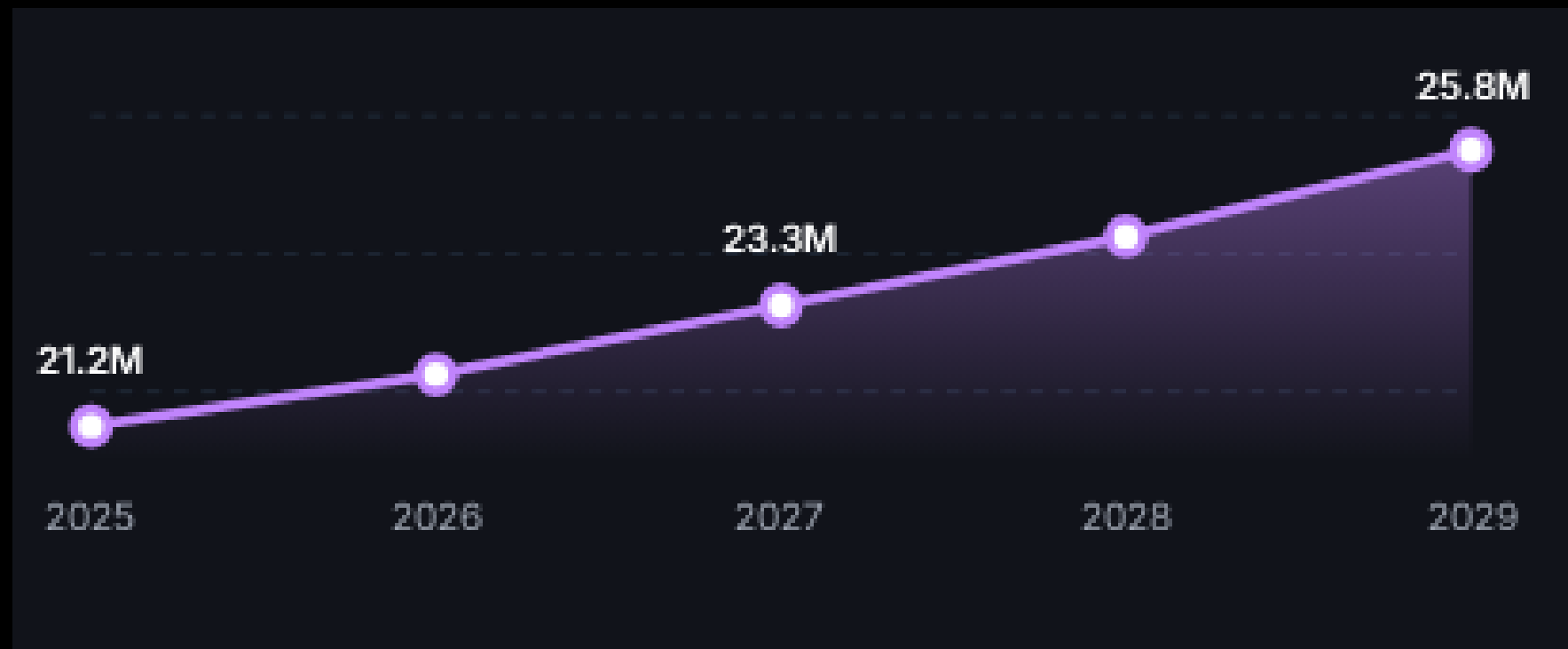
- **Underserved Travel Segment:** 16 million people in the UK have accessibility needs, yet premium, non-clinical accommodation for multi-generational families is very limited.
- **UK tourism is missing out on Purple Pound** – collective spending power of consumers with disabilities
- **Raising Eco-Demand vs. Poor Supply** of practical carbon neutral holiday homes
- **Economic Stagnation** in the UK Coastal Towns



Projected growth



Projected growth in accessible bookings (Millions)



The Market Opportunity

- **1 in 4 UK Citizens:** 24% of the population (~16M people) live with a disability or long-term impairment.
- **£14.6 Billion Market:** Annual tourism spending in England by travelers with access needs and companions.
- **Aging Demographic:** By 2040, nearly 1 in 7 UK citizens will be over 75, driving a demand for facilities supporting people with mobility issues.
- **Higher Per-Trip Values:** Accessible travel parties stay longer and spend more due to precise planning habits.

Projected growth

Projected UK tourism Purple Pound spending (£ Billion)



The Market Opportunity

- **Severe Structural Supply Gap** 45% of disabled people could not take a domestic holiday last year. VisitBritain identifies inadequate physical provision as the #1 blocker.
- **High-Yield Investor Opportunity** Our new Peacehaven development captures this demand directly by integrating features designed for people with mobility issues and sustainable technologies.

| The Strategic Growth Benchmarks

£14.6B

Accessible Travel Spend

Annual domestic UK expenditure contributed by travel parties with accessibility needs and companions (2023)

45%

Active Eco-Seekers

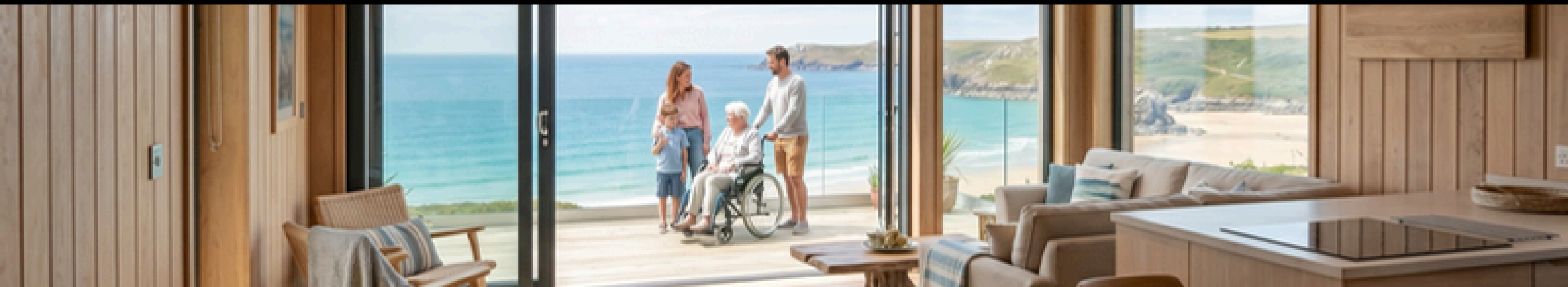
Percentage of modern UK holidaymakers who actively research and select sustainable listings

14.7%

Eco-Tourism CAGR

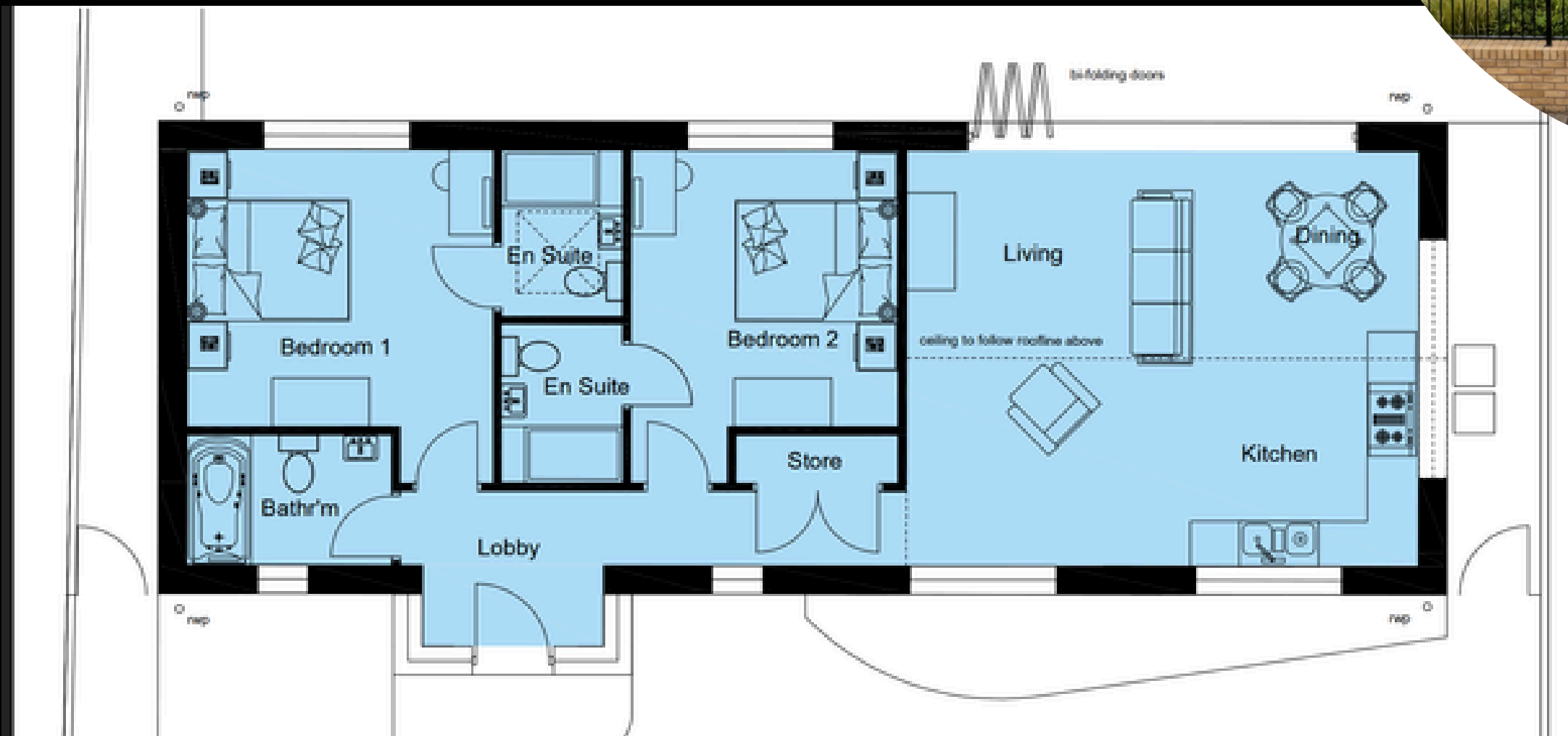
(Compound Annual Growth Rate)

UK sustainable and ecotourism sector is projected to double in just over 5 years.



Launch Site

Peacehaven Project (Brighton)



- First development serves as the **Proof of Concept** for this long-term strategy.
- There is a severe shortage of luxury, non clinical multi-ensuite, disabled-friendly holiday lets near Brighton.
- Features: Solar Panels, Car charge point, disabled shower, carbon neutral design, level threshold for access
- Currently awaiting planning approval



Launch

Focus on accessible facilities

- **Capture Unmet Demand:** Focus early capital on the high-yield segment with upscale accessible designs.
- **Multi-Generational Bookings & Longer Stays**
- **Loyalty & Retention:** 25% of holidaymakers with accessibility requirements repeat-book.



Growth

Eco-Infrastructure Rollout

- **Lower Operational Costs:** Install smart solar panel networks to lower electricity cost
- **Premium Eco-Pricing:** Appeal directly to the 45% of consumers who pay premiums for sustainable lets.
- **Portfolio Expansion:** Capture a share of the rapidly expanding ecotourism and mobility market growth.



Scale

Regenerative Brand Scale

- **Local Economic Alliances:** Integrate local business partnerships to drive authentic guest experiences.
- **The Community:** Circulate revenue streams inside regional economies.
- **Regional Portfolio Scale:** Replicate the green-accessible premium framework in prime UK coastal destination

Executive Team

G&P Properties is steered by a founding partnership combining chartered RIBA architectural design, localized holiday let operations, and consumer psychology-backed marketing.



Greg Mann

FOUNDER & LEAD ARCHITECT

Chartered RIBA Architect with extensive experience. Led team of 15 architects to run large scale projects. Formerly owned/operated a highly successful holiday let portfolio.

Strategic Objectives

- **Targeted Site Acquisition** Identify and secure premier UK coastal plots and properties.
- **Sustainable & Accessible Design** Engineer luxurious, carbon neutral holiday lets.
- **Planning Direction** Leading the planning application process through early engagement and co-ordinated design to ensure timely approvals
- **Project & Build Supervision** Provide end-to-end onsite construction oversight.



Paulina Bohdanowicz

CO-FOUNDER & MARKETING STRATEGIST

Tourism Management graduate (BA Hons) and MSc Psychology specialist. Understands consumer behavior, tourism demands and importance of building trustworthy brand.

Strategic Objectives

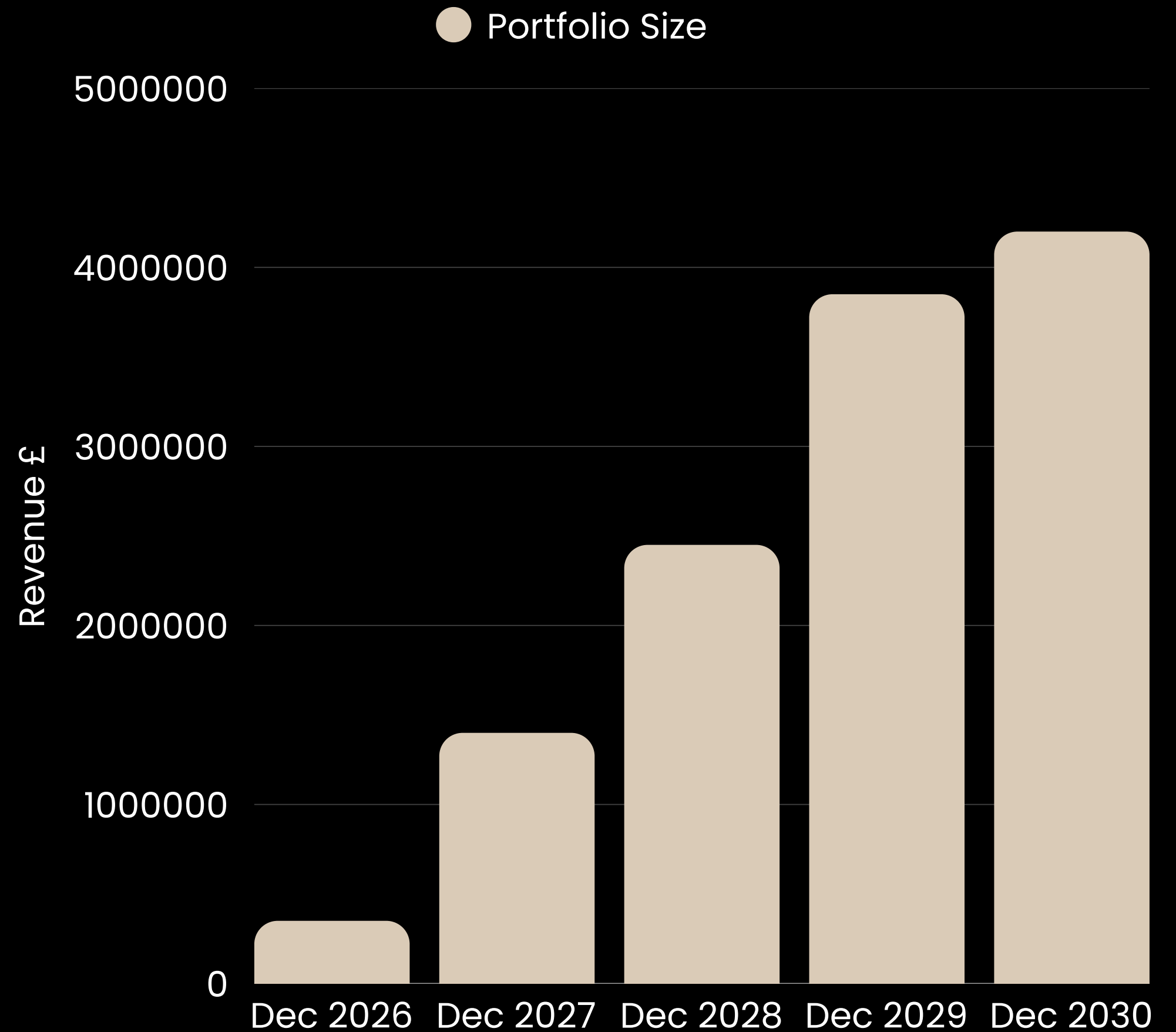
- **Psychology-Backed Marketing** Map consumer behavior drivers to position n G&P as the prime option for stress-free multi-generational travel.
- **Direct Brand Positioning** Establish G&P as a trusted, highly transparent leader in regional sustainable coastal letting.
- **Loyalty Cultivation** Execute content campaigns and retention programs to convert one-off bookings into lifetime customer relationship.

Ramp Up Model

Projections based on 3 new-built holiday lets per year with forecasted growth to 12 across the UK coast by 2031

Growth Levers –

- Targeted Site Acquisition
- In-House Architectural Optimisation
- Cost Reduction through Eco-structure
- Capturing 2 Fast Growing Markets
- Longer Stays and Customer Loyalty
- Local Community Partnerships
- Trust Focused Brand Equity



Investor Opportunity

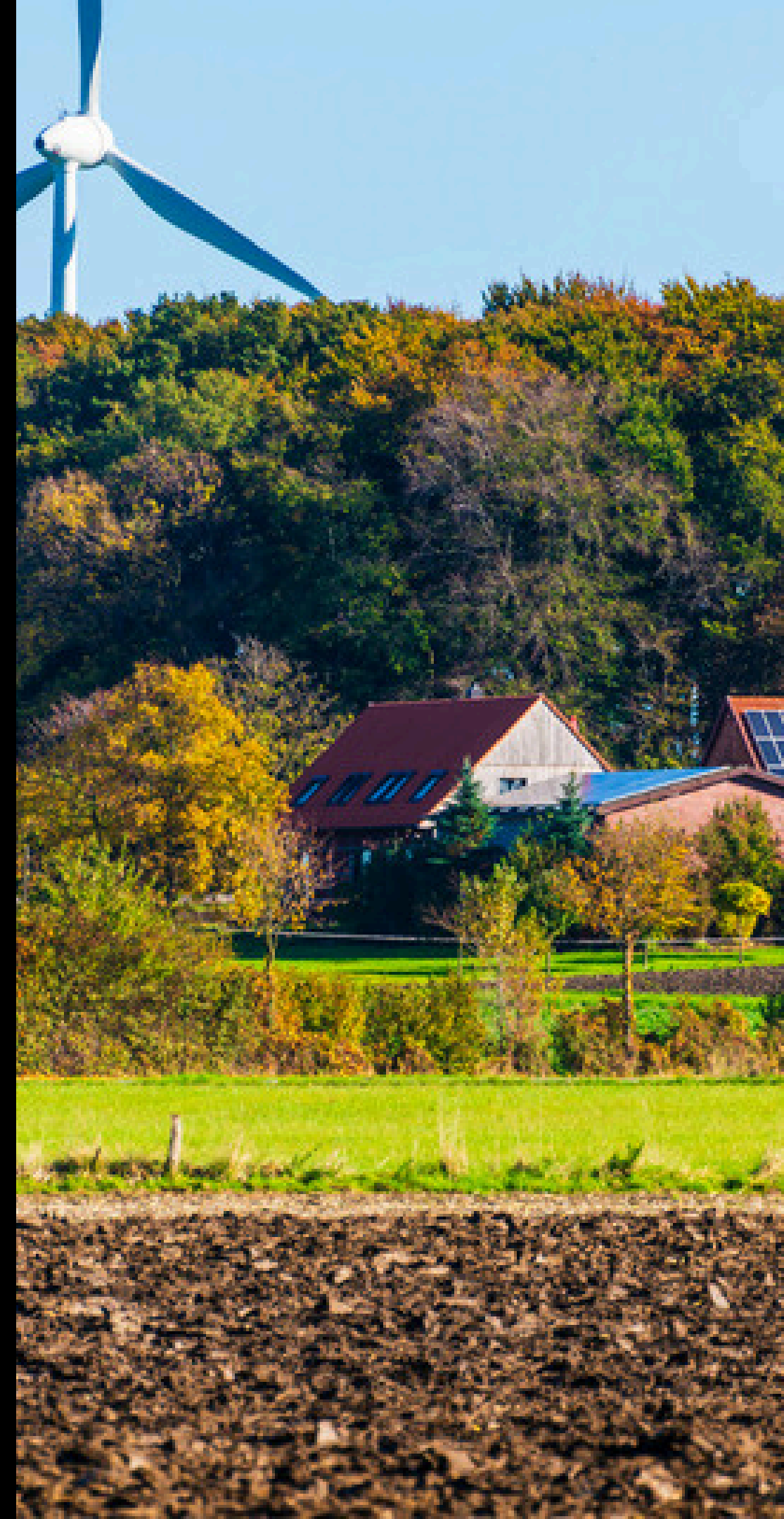
Backing a high-yield holiday homes that make UK travel accessible and sustainable, while rejuvenating coastal towns and driving regional economic growth.

Our offer

- £900,000 total raise, available at 35% equity in G&P Properties
- Open to multiple investors from £50,000 minimum ticket each.
- Funds will launch our flagship project plus two more holiday lets per year, **operational within 6 months** of planning approval.
- **Minimal day-to-day involvement** required, with optional role as a member of a board (for investors with 6 or more tickets)

Returns & Exit

- **Target:** Capital returned by **year 5**
- **Exit Options:** Share buyback to G&P or retained for continued growth
- **Upside:** See 11 for ROI potential



Investment Overview

Investment returned after 4 years or option of leaving investment for year 5 to start receiving dividends.

Cost per new build:	£300,000
Total investment:	£900,000
Minimum investment ticket:	£50,000
Total equity offered:	35%
Number of £50k tickets:	18

Investor Share Breakdown

Tickets	Investment	Share %
1	£50,000	1.94%
2	£100,000	3.89%
3	£150,000	5.83%
4	£200,000	7.78%
5	£250,000	9.72%
6	£300,000	11.67%

Equity Growth by Year

Year	Total Portfolio Equity	Investor Equity (35% share - 18 tickets)	Per 1 Ticket	Per 3 Tickets	Per 6 Tickets
2026 (Yr 1)	£175,00	£61,250	£3,406	£10,208	£20,417
2027 (Yr 2)	£437,500	£153,125	£8,507	£25,521	£51,042
2028 (Yr 3)	£700,000	£245,000	£13,611	£40,833	£81,667
2029 (Yr 4)	£1,050,000	£367,500	£20,417	£61,250	£122,500
2030 (Yr 5)	£1,050,000	£367,500 + dividends	£20,417 + dividends	£61,250 + dividends	£122,500 + dividends

In Year 5 investor dividends for 35% equity are likely to be approx £6,143 per month.



Get in Touch

For more details or to schedule a meeting, please contact us.

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Thank You!

We look forward to building a sustainable and profitable future together.

