

Verde developments^{LTD}

Swineshead Development
Phase 1



INVESTMENT
£750,000.



TERM
24 months



RETURN
£1,525,000.

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www.verdedevelopments.com

Phase 1 & Phase 2

Swineshead: A strategic investment opportunity:

Swineshead, Lincolnshire, presents a compelling investment case for a new residential development. With a plan for 115 new homes, this project is positioned to capitalise on the sustained demand for high-quality housing in a desirable, well-connected village. This brochure outlines the key factors that make this a low-risk, high-return opportunity.

Phase 1

Investment: Funding to purchase land £750,000.00

Term: 24 months

Return: 10% (£150,000) plus 25% Profit Share (£625,000) + Investment

Phase 2 (optional)

Investment: Funding to purchase land £750,000.00

Term: 24 months

Return: 10% (£150,000) plus 30% Profit Share (£900,000) + Investment

- ✓ £750K TO ACQUIRE PHASE 1 AS EQUITY INVESTMENT – SECURED BY 2ND CHARGE/CORPORATE PARENT CO GUARANTEE.
- ✓ SENIOR DEBT FUNDER WOULD PROVIDE THE REVOLVING CREDIT LINE OF C.£5M THROUGHOUT THE DURATION OF THE PROJECT.
- ✓ SENIOR FUNDING COSTS C.£500K AT 10%.
- ✓ EQUITY PROVIDER WOULD EARN 10% COUPON ON THEIR INVESTMENT OF £750K PER ANNUM, NON-COMPOUNDING.

- ✓ PROFIT SHARE OF 25% ON OFFER.
- ✓ PHASE 1 EXPECTED TO MAKE A PROFIT, AFTER CONTINGENCY, OF £3.3M.
- ✓ AFTER SENIOR DEBT FUNDING COSTS AND FEES, NET PROFIT C.£2.5M
- ✓ A 10% COUPON OVER 2-YRS PLUS A 25% PROFIT SHARE WOULD RETURN INVESTOR C.£775K
- ✓ ANNUALISED RETURN C.50%+



SWINESHEAD
— LINCOLNSHIRE —

115 Houses & Bungalows





SWINESHEAD

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Location - Swineshead

The allure of Swineshead:

Discover a life of tranquility and community in Swineshead, a charming village that perfectly blends serene rural living with modern convenience. Nestled in the heart of the countryside, Swineshead offers an idyllic setting for your new home, providing a sense of escape without sacrificing the connections you need.

A strong sense of community:

Swineshead is more than just a place to live; it's a place to belong. The village has a rich history and a vibrant, welcoming community. From local events and village fetes to friendly faces you'll pass on your morning walk, you'll feel right at home from the moment you arrive.

The perfect blend of countryside and connectivity:

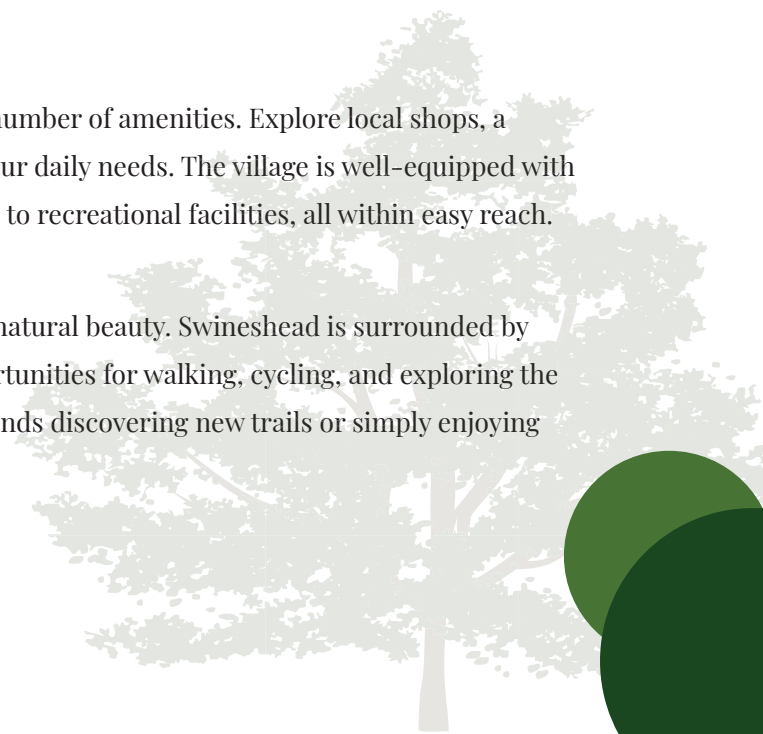
Enjoy the peace of rural life with excellent transport links. Swineshead provides easy access to major road networks, making it simple to commute to nearby towns and cities. Whether for work or leisure, you're always well-connected, giving you the best of both worlds.

Rich Local Amenities:

Despite its peaceful setting, Swineshead boasts a surprising number of amenities. Explore local shops, a traditional pub, and community spaces that cater to your daily needs. The village is well-equipped with everything you'd expect, from a local primary school to recreational facilities, all within easy reach.

Beautiful Surroundings:

Step outside your front door and into stunning natural beauty. Swineshead is surrounded by picturesque landscapes, offering endless opportunities for walking, cycling, and exploring the great outdoors. Imagine spending your weekends discovering new trails or simply enjoying the peaceful scenery.



Developer - D&R Homes



SWINESHEAD

— LINCOLNSHIRE —

115 Houses & Bungalows

Welcome to D&R Homes LTD

<http://www.drhomes.co.uk/>

D & R Property Services Ltd, trades under the more recognisable name, D & R Homes. We are a privately owned, well established, Property Development company, with a reputation for supplying high quality homes to the surrounding areas. We source land, design residential development sites, apply for planning and where required we work with land owners to facilitate the most tax efficient route for their sale. Over the last 15 years, D & R Homes have worked on developments with R K Wilson Builders Ltd. Sites have been funded through a combination of personal wealth, third party lenders.

D & R Property Services Ltd are a 50% shareholder in R K Wilson Builders Ltd. We are also a 42.5% shareholder in Loosegate Holdings Ltd and 34% shareholder in Loosegate Group Ltd.

Loosegate Holdings LTD

Loosegate Group Ltd is jointly owned by D & R Property Services Ltd and Des Ford, with D & R owning 34% Under this group of companies are: D & R Homes Swineshead Ltd, a development currently in planning for 121 units. Loosegate Developments (Long Sutton) Ltd, which has planning permission for 185 units, currently having delivered 40 units in phase one and phase two was started in April 2025, D Brown Butterfly Park Ltd which is a development of 87 units currently in planning.

Moving Forward

We are seeking joint venture partners to fund between 75% - 100% of land acquisition in exchange for a coupon of 10% on the land loan and a 30% profit share at the end of the completed project. All new projects will be SVP companies. We would run the projects from start to finish and the additional primary funding would come from a mainstream lenders. This would of course be tendered. We would envisage paying all of the costs through the planning process, which would generally be refunded at the first draw down.



Developer - D. Brown Building Contractors LTD

Welcome to Stonehaven Homes LTD

<http://www.brownbuilders.co.uk/>

An introduction to D Brown Building Contractors Ltd Renown locally since 1983 as South Lincolnshire's leading building contractor. A large and privately owned construction company based near Spalding, South Lincolnshire, who have been successfully trading since 1983 when the company was founded by Derek Brown.

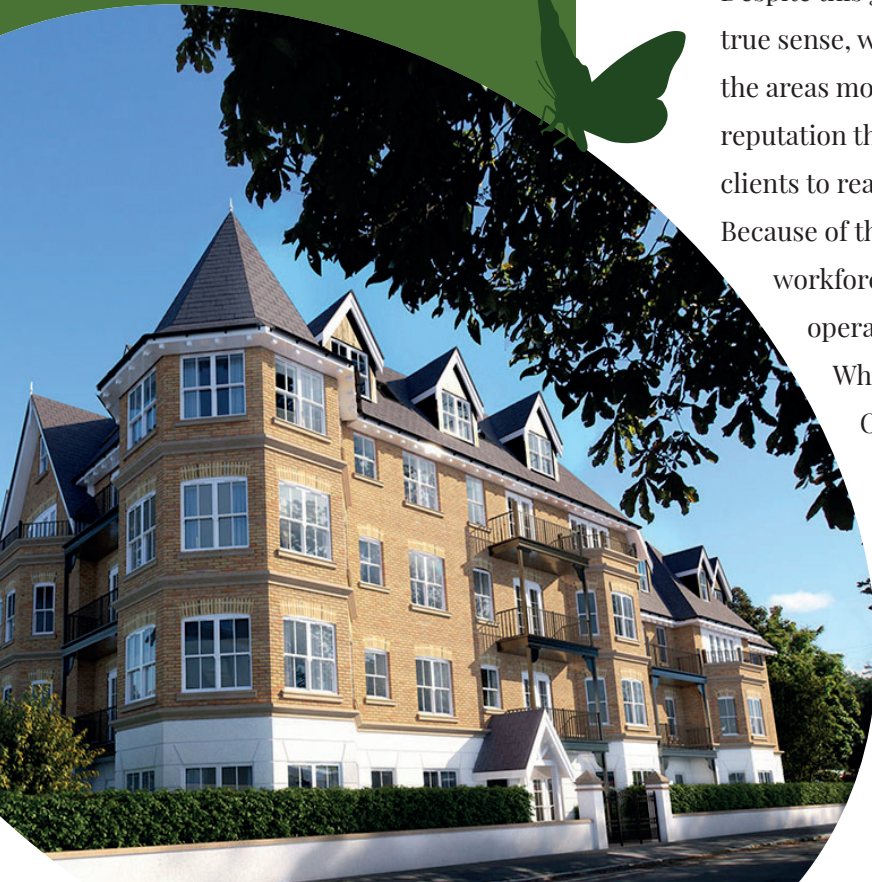
Since then, under new ownership structure, the company has grown from strength to strength into the £25m+ sustainable turnover operation it is today.

Despite this growth we have always maintained a family company ethos and operated as a builder in the true sense, with in-house trades and a direct link to the end product produced. This has led us to be one of the areas most recognised building contractors when it comes to quality and service. It is this much-desired reputation that has elevated our new build housing division, from initially carrying out new builds for private clients to realising we have a product and brand that is much needed in the market and that we can sell.

Because of this we have become a key employer and apprentice provider to the area, with a large 50+ direct workforce covering a multitude of trades and professional qualifications allowing us to comfortably operate within a 50-mile radius of our offices in PE12 6JX.

What We Do:

Over the last 42+ years, D Brown has been the go-to company locally for both sizeable and complex projects. We are one of only a handful of contractors in the country to have built a crematorium (South Lincs Crematorium) and our proactive can-do attitude has seen us deliver in nearly every sector possible. To successfully manage this work, we have separated our business into 4 core areas, each with a dedicated team qualified to manage the individual challenges associated with each sector:



Why Choose to Invest through Verde?

Registered & based in Gibraltar, Verde Developments UK partners are BBA Finance, a highly respected UK property finance brokerage with over 120 years of combined experience. This collaboration offers investors access to a vast network of UK property developers and strategic partnerships with land agents, providing opportunities to invest in carefully vetted projects with a proven track record.

BBA proprietor - Derek Bradstock

Derek's 35-year banking career includes over 25 years specialising in real estate finance. He has held senior roles at major institutions like RBS Group, as well as with challenger banks and private property funders. Derek joined BBA Finance in 2019 and later purchased the company, after having led property divisions at Secure Trust Bank, Wellesley Finance, and Zorin Finance.

How We Protect Your Investment?

Equity Investors: Your investment is secured by a second legal charge behind a senior debt funder. Both Verde/BBA and the senior funder conduct extensive due diligence, including an independent "Red Book Valuation" and the appointment of an Independent Monitoring Surveyor. As an investor, you get direct access to these reports, ensuring the project has been independently assessed by industry professionals.

100% Funding Opportunities: For investors who fully fund a project, your investment is secured by a first and only legal charge. In these cases, Verde/BBA takes on a more involved management and monitoring role, ensuring funds are released only as work is complete. This helps minimise cost overruns and ensures the project stays on track.

Trusted UK legal advisors: We also recommend trusted legal advisors and valuers specialising in property finance to protect your interests..



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