



NORTHUMBERLAND  
LIVING



## Ravensmount Care Home - Alnwick

### Purpose of Loan Note

Northumberland Living is delighted to present to you its latest project, recently secured following the ongoing success of West Chevington Farm, Morpeth.

- **Residential Development Opportunity**
- **Former 35 Bed Care Home**
- **Freehold**
- **Planning Permission Granted for 8 Large Apartments**
- **Desirable Location Within Alnwick**
- **Planning Permission Ref 19/04800/ FUL**

Planning Permission has already been granted for 8 apartments with the construction of a bungalow in the grounds. We have since applied to increase the number of apartments from 8 to 10.

The apartments would be completed with the same level of detail and attention as our other developments, with a view to increasing the ceiling on comparable prices in the area for high quality and luxury accommodation.

We invite HNW & Sophisticated Investors to participate in this exciting investment opportunity.

- **Ravensmount, Alnmouth Road, Alnwick, NE66 2QG**
- **Total Raise: £2.5million**
- **GDV: £4.5m**
- **Investment Term: 18 months (with potential 3 month extension)**
- **Investment Return: Income - 12% per annum, paid quarterly (equal to 18% over 18 months).**  
**Growth - 12% per annum, 20% paid on redemption (equal to 18% over 18 months + 2% bonus).**
- **Security Trustee: Alpha Trustee Services Limited**
- **Security:** 1. Debenture over the Company and its assets.  
2. Guarantee and Equitable Mortgage over the SPV Company and its assets. This charge is held by the Security Trustee, Alpha Trustee Services Limited, and has been granted to provide extra comfort to Investors, until such time as the asset is purchased by the Company.
- **Use of Funds:** The investment funds raised, along with a 20% developer contribution, will be utilised to purchase and renovate the building along with the development of a bungalow in the grounds. Funds will also be utilised to cover the costs associated with varying the planning permission to increase the amount of apartments, alongside professional fees, contingency fees and other fees associated with fundraising.
- **Project Status:** The purchase has been agreed and a deposit has been paid. Planning permission has been granted with further plans awaiting approval.

For more information visit

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**Email: [info@northumberland-living.com](mailto:info@northumberland-living.com)**

**[www.northumberland-living.com](http://www.northumberland-living.com)**

This opportunity is ONLY available to certified high net worth individuals and self-certified sophisticated investors. Any potential investor must make their own individual assessment of the merits or otherwise of investment in the company and should take their own advice. The investment may expose an individual to significant risk and risk of losing all property or assets invested.

## The Development

The site comprises a former 35 bed care home and is a grand period building of stone construction with a pitched slate tile roof and various large windows providing countryside views. The building currently extends to approximately 1,051 sq m (11,313 sq ft).

Full planning permission has been granted to convert the building into 8 large apartments which will range between 861 and 1,421 sq ft. We are of the opinion that the apartments are excessive in size, and have already had preliminary talks with planning consultants and architects to increase the number of apartments to 10, which will still provide spacious accommodation.

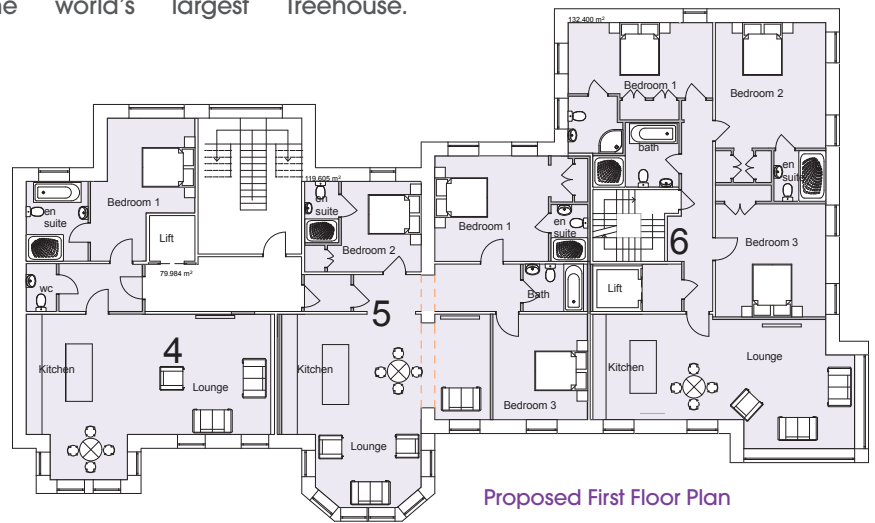
The development of the building and landscaping of the grounds will take 15 - 18 months in total and the aim would be to sell a number of the apartments off-plan, retain several and refinance to repay the investors. Those retained would be utilised as holiday lets due to the demand in the area, and would be added to the Northumberland Luxury Stays portfolio.

## The Area

The beautiful historic market town of Alnwick has become one of the country's top tourist destinations and has been voted the best place to live in the UK. Complimenting the town's cobbled streets and its rich history is the second largest inhabited castle in the UK, Alnwick Castle, which was featured in the Harry Potter films as the set for Hogwarts. Next to the Castle is the impressive Alnwick Garden with its magnificent water cascades, rose garden, walled gardens and the world's largest Treehouse.

## The Location

The property is located off Alnmouth Road, a highly desirable residential street to the eastern outskirts of Alnwick, which is 5 miles from the Northumberland coastline. The property is within walking distance of the historic town centre whilst Alnmouth Road (A1068) provides access to Alnmouth and the coast. Alnmouth Train station to the east is only 3 miles away, whilst the A1 motorway is just 1 mile away by car.



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## About the Developer

Northumberland Living is a premium North East based housing company led by an experienced team of builders, planners and industry partners, crafting luxury homes in stunning settings.

We take the age-old beauty of traditional country living and update it with all the conveniences that contemporary luxuries afford. From open plan living areas flooded with light through expansive bi-fold doors and generous skylights, to the very best in sustainable, local materials lasting a lifetime and more.

Our experienced leadership team have over 20 years of experience in both the sensitive restoration of listed buildings, and the construction of new family homes, with a total value in excess of £45 million.



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## Previous Projects



### West Chevington Farm, Druridge Bay

- **GDV:** £15.6 million (£22.5 million as a stabilised asset sale)
- **Development:** A new development of sustainable and environmentally friendly luxury homes comprising 24 stunning homes with a further 15 planned alongside a commercial farm shop, cafe, micro pub and leisure facilities.



### Frenchgate, Richmond, North Yorkshire

- **GDV:** £1.5 million
- **Development:** The restoration and renovation of a Grade 2 listed building into 4 luxury apartments in the market town of Richmond.



### 45 St Georges Place, Harrogate

- **GDV:** £2 million
- **Development:** The refurbishment of a double fronted Georgian building into 5 luxury apartments in the popular spa town of Harrogate.

For more information visit

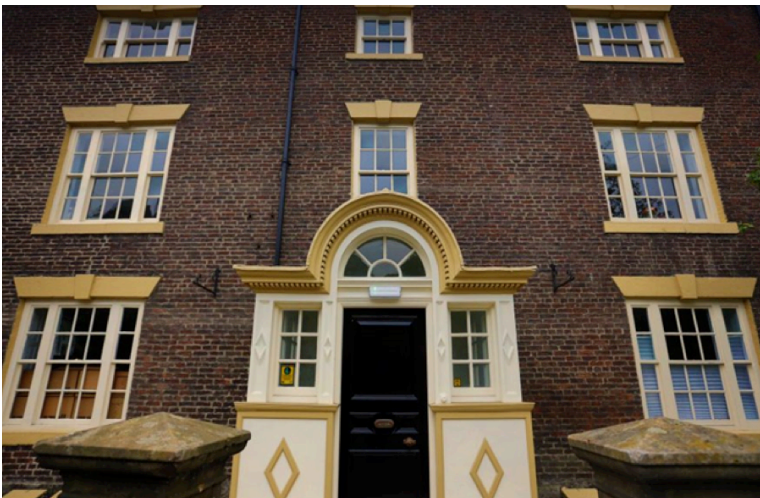
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## Previous Projects



### Burn Brae, Hexham

- **GDV:** £2.5 million
- **Development:** The restoration and refurbishment of a Listed Building in Hexham to provide 6 spacious apartments with lift access for the retirement market.



### Seaham, County Durham

- **GDV:** £3 million
- **Development:** A brand new development of 8 terraced and semi detached family homes, comprising 3 bedrooms with open plan living and kitchen areas.



### Laurels Quays, North Shields Royal Quays Marina

- **GDV:** £3 million
- **Development:** A renovation of a HMRC building into 22 apartments, one and two bedrooms.

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