

# An overview of the investment opportunity

The current economic conditions have produced an unprecedented, short term opportunity for investing in to UK land. The Stirling Mortimer No 8 UK Land Fund will seek to take advantage of this.

The lack of liquidity in the banking sector is hitting developers. They are asset rich with land but have cash flow difficulties. Stirling Mortimer has therefore negotiated the purchase of parcels of land which have at least outline planning permission. The Fund, by virtue of its buying power, will buy the land at discounts of between 30% - 70% against the current RICS "red book" valuation.

The land will be re-sold at a profit and, in some instances, there are pre-sale contracts available offering substantial returns to the Fund. The fact that the land already has planning permissions will speed up the re-sale process.

The aim is to buy low and then re-sell at nearer the market value either immediately or in the medium term as development becomes necessary to meet not only the Government target of providing three million new homes by 2020 but also general consumer demand.

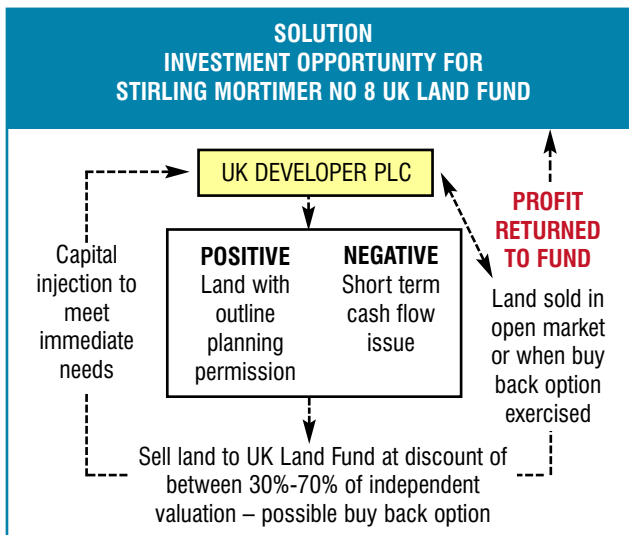
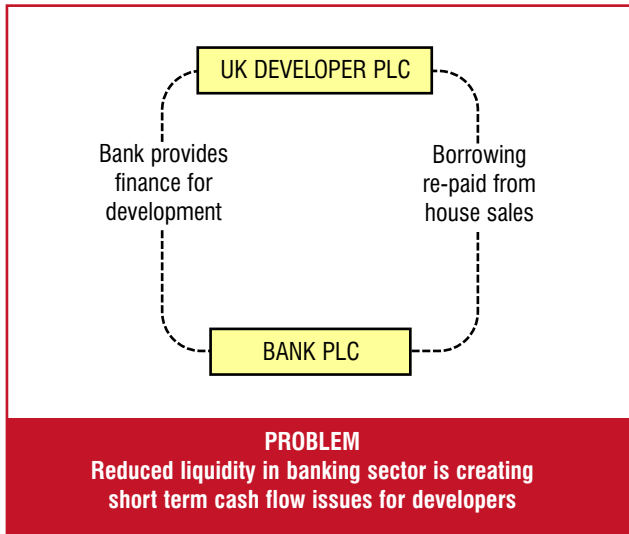
The land will be owned from the outset with no borrowing requirement and the Fund will not look to develop the sites, merely profit from the cash flow pressures being experienced in the building and development sector.

The Fund is aimed at clients who understand the current economic and liquidity issues but also appreciate that, as conditions improve for both development finance and mortgage provision, the demand for new build housing will recover, fuelled by the Government's targets for new housing and consumer demand.

Trial marketing has shown that this is a product readily understood by the public as they are aware of the pressures that this sector is facing and hence why a profit should be available by purchasing in bulk.



## HOW IT WORKS



# Land Fund – your questions answered

Stirling Mortimer is a marketing company and the Promoter of the Stirling Mortimer range of investment Funds. An associate company, Stirling Mortimer (UK) Limited, is also FSA authorised and fully MiFID compliant.

### Q. Is this a regulated product?

A. The Stirling Mortimer No 8 Fund; UK Land Ltd is Prospectus Approved by the FSA in the UK and fully Listed on the Channel Islands Stock Exchange (CISX).

### Q. What is the Fund investing into?

A. The Fund will buy land sited within the UK with at least outline planning permission discounted to current "red book" valuation. This land will not be developed as the intention is to merely trade on at a higher value either immediately or within the medium term.

### Q. Who can invest into the Fund?

A. Investors can be SIPP or SSAS pension schemes, ISAs, Trusts and individuals or corporations directly.

**Q. What is the minimum investment?**

**A.** The minimum investment is £20,000.

**Q. What is a “red book” valuation?**

**A.** “red book” refers to the Royal Institution of Chartered Surveyors’ guidelines and to the format in which these reports are presented. The written report includes a basic description of the property and its location, along with its market value. This type of report attracts a liability to the author.

**Q. What is outline planning permission?**

**A.** Outline planning permission gives an official indication that it is possible to build on a piece of land. It also gives an indication of what can be built on the site.

**Q. What is the taxation?**

**A.** The Fund is taxed within the Channel Islands at 0% but the full Prospectus explains all the taxation implications of investing in the Fund and should be referred to.

**Q. Who else is involved with the Fund?**

**A.** Taxation advice – KPMG.  
Auditing - BDO Novus.  
Administration – Heritage International Fund Managers.  
FSA advice – Wragge and Co.  
Advocates in Guernsey – Ozannes.  
Bankers – RBSI.  
Lawyers in UK – BPE, Cheltenham.

**Q. What charges apply?**

**A.** 0% initial charge, 1.5% annual management charge.

**Q. What is the closing date?**

**A.** 20 November 2009 or when £100 million is raised.

**Q. Who can promote the product?**

**A.** Any authorised individual as the Fund has FSA Prospectus approval.

**Q. How can I get further information?**

Telephone Stirling Mortimer on 01242 251087 or email [enquiries@stirlingmortimer.com](mailto:enquiries@stirlingmortimer.com)



# Main features

- Financial Services Authority (FSA) Prospectus approved and Channel Islands Stock Exchange (CISX) Listed
- Listed in the Channel Islands offering significant tax advantages to UK and overseas investors
- Available to SIPP/ SSAS/ ISAs/ Trusts as well as direct corporate and personal investment
- No borrowing or currency risk (UK investors)
- Minimum investment £20,000
- Fund open until 20 November 2009 – but will close early if over-subscribed

# Who else is involved?

- Taxation advice - KPMG.
- Auditing - BDO Novus.
- Administration - Heritage International Fund Managers.
- FSA advice - Wragge and Co.
- Advocates in Guernsey - Ozannes.
- Bankers - RBSI.
- Lawyers in UK - BPE, Cheltenham.

# Background to Stirling Mortimer

Stirling Mortimer has an established reputation for providing innovative, alternative investment opportunities and since its first Fund launch in 2006 now controls the equivalent of around £380 million of property contracts all raised via FSA authorised individuals.





## Contact us

**For more information call our  
Sales Managers:**

**Mark Wheatley**  
(North, Midlands, South West and Wales)  
on **07894 585953**

**Trevor Sayce**  
(London, South East & Scotland)  
on **07976 354915**

# Stirling Mortimer Ltd

**Stirling Mortimer Ltd**

Glensanda House 1 Montpellier Parade

Cheltenham GL50 1UA

Telephone: 01242 251087 Fax: 01242 237562

Email: [enquiries@stirlingmortimer.com](mailto:enquiries@stirlingmortimer.com)

Web: [www.stirlingmortimer.com](http://www.stirlingmortimer.com)

STIRLING MORTIMER No 8 FUND; **UK LAND**



# An exciting new investment opportunity

Stirling Mortimer Ltd

OFFER ENDS  
20 NOVEMBER  
2009