



## CONTACT US

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



## 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.

Stirling Mortimer Ltd

**Stirling Mortimer Ltd**

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**An exciting new  
investment  
opportunity**

Stirling Mortimer Ltd

## MAIN FEATURES

- Financial Services Authority (FSA) Prospectus approved and Channel Islands Stock Exchange (CISX) Listed
- 0% initial charge, 1.5% annual management charge
- 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.

## 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

