



Global Real Estate and Trading



Land at Newport Pagnell, Milton Keynes

Global Real Estate and Trading (G.R.E.A.T.) believe land is the safest long term asset. It can offer unequaled investment opportunities. It is now more readily available and with real prospects for growth in the right places.

The landed gentry and major builders have held court in this arena and gained huge benefits and profits once planning permission is granted. Until recently the big supermarket groups also played a major role in this part of their business but they have other problems to deal with right now like winning back mistreated customers and surviving in a competitive environment again. Competition is always good for consumers.

Here at G.R.E.A.T., we are committed to bringing the best opportunities to a wider market. We only offer proposals that meet our exacting criteria. Our roots are firmly established in this business and we are totally independent. We do not rely on any third party intervention and are supported by many years experience in land and property sales. Our aim is to bring the best opportunities in real estate to private buyers.

The need for new homes is at its most critical right now particularly after the last period of recession. The lack of building over the last five years has compounded an already grave situation. People have nowhere to live. It's as serious as that.

Like stocks and shares, or 'shocks and scares', some investors say; investments rise and fall. However, land values have risen 1000% and more in some areas over the last 25 years. The rewards in most cases are considerable.



# Housing Today

We have touched on how serious the housing problem is but the statistics make frightening reading. Despite provisions made in most areas the short fall will grow. Need outstrips demand year after year and the next government have a major problem. Some changes to the planning system are bearing small fruit but a wholesale major overhaul is in the pipeline when whoever forms the next government is in power.

As far back as 2006 the Adam Smith Institute advocated farm and green belt land should be used to create a million plus new homes. It went on to advocate abolishing the present system and replacing it with a free market based on need. This has already belatedly begun.

Around 50% of approvals are on greenfield land. As brown field sites located in places many people don't want to live run out the answer is inevitable. We have to build somewhere but with sensitivity to people's opinions.

We don't need just flats and apartments everywhere ..... we need family homes. This is where the major shortage is today. Affordable homes for people to get on the property ladder is one of the best ways to create sustainable growth in our economy.



## Buying Land

If you purchase land in strategically relevant locations targeted for future development, the prospects are excellent. The key here is to take account of essential criteria: existing infrastructure, communication, utilities, transport and environmental considerations such as contamination issues and flood plain concerns.

Future housing need is already established but targeting where it is greatest and the most desirable demographically is fundamental to strong returns. This is what we do at G.R.E.A.T. with all proposals. It is central to our present and future success.

## Timing: The Key

Timing is everything. Much of our land has been owned for ten years or more allowing for changes to local planning policy and other proposals fated to reach fruition to do so before us. Our land in Milton Keynes is the perfect point in question.

Originally purchased in 2005 we have had to let the site organically reach the time to take it forward. Last year, the site next ours was given planning for housing; which gives us town centre access even though we had our own entrance arranged to the north of our site. We are now in pole position going forward. To this end, we will be instructing our professionals to take matters forward.



This is what we mean by timing. This has taken longer than anticipated due to local politics and of course a recession but we knew we were in the right place. Sometimes things just take a little longer. It is the nature of our business.

## Climate Change

We are all aware of this even though it divides opinion worldwide. Recent floods suggest something is changing. The inconsistencies of climate have brought changes to how we view development land.

Many selected brown field sites often close to water are being reconsidered and re-zoned. This takes away vast swathes of land once considered worthy to be developed into new homes. What is left will clearly be premium in those areas already targeted for growth.

These parcels of land taken out of the numbers nationwide have to be replaced.



# Information

All G.R.E.A.T. land is purchased for future development and sub divisions are sold as a medium term proposition.

## LAND OWNERSHIP

You are purchasing freehold ownership of the land and will receive title deeds, and all legal documentation once the sale is completed.

## EXTRA CHARGES

Once you have completed your purchase, there are no extra charges.

## SITE VISITS

Clients are always welcome to visit our sites with permission from GREAT. We sometimes have agreements with the original landowner regarding transition of usage so there is security protocol to observe.

## PLANNING

No individual or company can guarantee any site will obtain planning prior to the appropriate authority or government body. Equally, no one can guarantee planning permission will not be given. This is the nature of speculative strategies which can and do yield very high returns. However, stringent protocol evaluation allows for targeting the best sites for development potential.

## PURCHASE

Once you have made your choice and identified a suitable plot or multiple, please call to confirm availability. At this point we will reserve your choice and make a reservation. A sales agreement will be forwarded to you giving full details of the sales process.

Finally you forward the signed deeds to H.M. Land Registry to finalise legal ownership of the freehold land you have purchased.

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For the protection of all our clients we operate a money laundering reporting procedure in accordance with the 2003 Money Laundering Act. We shall require proof of identity where we receive money from you or from somebody on your behalf, or otherwise in the course of acting for you and in appropriate circumstances, evidence of the source of such money. In certain circumstances information will be revealed by us to the appropriate authorities in relation to any suspicion of money laundering.

Global Real Estate and Trading is not regulated by the Financial Conduct Authority or any other regulatory body. Global Real Estate and Trading is not authorised to give investment advice or offer regulated investments to the public. Global Real Estate and Trading offer parcels of land for sale to individuals. Global Real Estate and Trading does not have any role in pursuing planning permission, or managing the land once it has been sold and as such, this is not to be viewed as a collective investment scheme.