



Property Investment Search Criteria

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who acquire
sites, with
and without
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About us...

MML Investments Limited acquires mixed use and residential sites in key locations around the UK. We have the in-house ability to assess, acquire, plan and manage the development of our schemes.

With over ten years experience, we have developed sites in Birmingham, Clerkenwell, Kidderminster, Leicester, Malvern and Stafford.

We are looking for owners of sites, which fall within a local authorities local development plan. The sites may or may not have planning and can range from offices to open land.

Target areas...

Our present focus is on reasonably affluent areas, with good sales potential. These areas must have good transport links to London. The present areas we are looking at, include:

Brighton
Bromley
Cambridge
Cheam
Chertsey
Crawley

Croydon
Edenbridge
Epsom
Haywards Heath
Horsham
Kingston Upon Thames

Reigate
Sevenoaks
Surbiton
Sutton
Tunbridge Wells

Although this is not a definitive list, we are focusing on areas which have shown steady growth over the past five years. At this present time, we are not looking at Central London sites, due to the high cost of land.



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We are looking for sites which fall within the following criteria:

- 1 Land defined within an LDP, without planning
- 2 Land with outline planning
- 3 Land with full planning consent
- 4 Permitted Development opportunities

Our present requirement is for schemes up to 20 units with a maximum capital investment of £5M.

Vendors and appointed agents...

If you are an owner or an agent representing an owner, we would like to speak to you, if your site/property falls within our search criteria.

We are only interested in talking to parties who can provide a real sales opportunity and are prepared to provide information on covenants or any potential issues, with their sites. It is important for us to have all the facts on which to assess the opportunities quickly. Any facts which are not disclosed, will only be found by our solicitors and may cause unnecessary delay.

Introduction Fees...

We are prepared to pay both fixed and percentage based introduction fees, subject to the type of property and whether it is off- market. As we are in an extremely competitive price range, we recognise the importance of paying fees*, to secure interest on a site.

The terms associated with the payment of introductions fees will be subject to an independent contractual agreement between MML and the presenting party.

Contact:

Please contact **David Gregory** or **Sanjay Lakhani**, if you have an owner, or if you wish to discuss your land or property.

*Please note that this document does not constitute an acceptance to another parties terms and conditions, relating to introduction fees. This will be subject to an individual agreement, signed by both parties.