

# Structured Investments in Prime UK Real Estate

A professional property investment partner for high-net-worth clients  
and their professional advisors.



" Our mission is to deliver dependable,  
risk-adjusted returns for discerning  
investors by uncovering and unlocking  
real estate opportunities others miss. "

Nick Hopcroft & Will Mallard, Co-Founders, OLD-Homes

# Who We Are: Secure. Experienced. Aligned.



**Nick Hopcroft** brings over two decades of hands-on experience in UK residential development, with deep roots in construction, planning, and value-creation strategy.



**Will Mallard** is a private equity strategist and professional property investor with a 20+ year track record in structured finance, capital raising, and investor relations.

## About OLD-Homes

OLD-Homes is a specialist real estate investment and development firm based in Oxfordshire. We focus on high-margin, de-risked property finance transactions in one of the UK's most stable and desirable regions.

## Core Values

- ✓ Trust & Transparency
- ✓ Aligned Incentives (Co-Invested Founders)
- ✓ Risk-Controlled Investment Execution

# Why Oxfordshire?

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A Stable, High-Demand Market

# The Oxfordshire Advantage

## Built-In Safety & Value

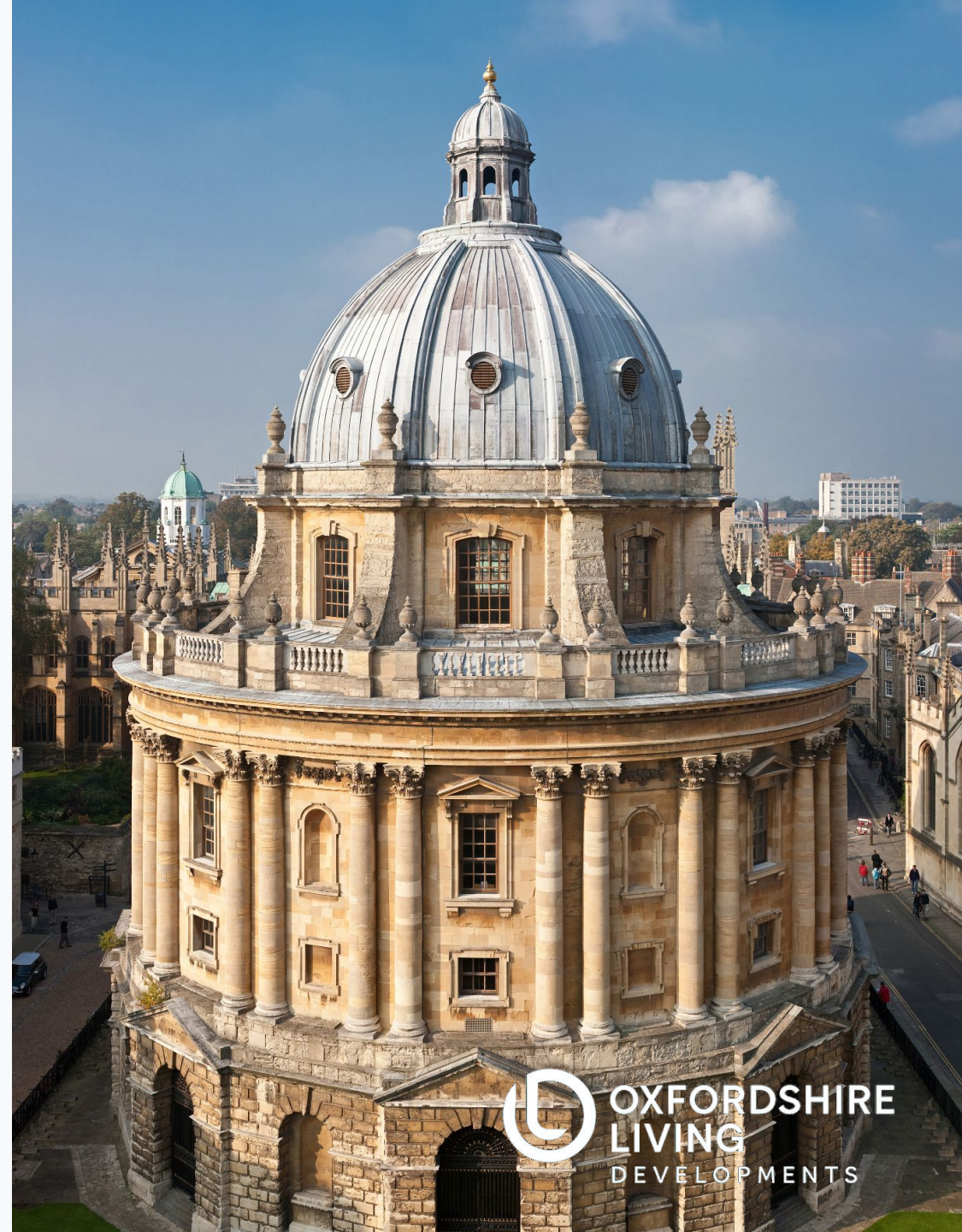
**World-Class Economy:** Anchored by Oxford University, life sciences, and global tech firms.

**Limited Supply, Strong Demand:** Historic planning restrictions protect character and limit overdevelopment.

**Affluent Population:** High homeownership, strong incomes, and demand for quality family housing.

**Transport Links:** Fast rail to London, M40 corridor access, and international connectivity.

**Proven Price Growth:** Above-average appreciation and low volatility over the past 15+ years.





# Investment Proposition

# 8-15%

Targeted Fixed/Equity Returns

## Investment Highlights

**Minimum Investment:** £250,000 – £2,000,000+

**Structure:** Loan Note or Preferred Equity

**Typical Duration:** 12-24 months

**Security:** Legal charge or investor-first preference in SPV

**Benefits:** Defined timelines, transparent reporting, and direct founder access. Risk-adjusted returns.



# Our Process: Unlocking Hidden Value



## 1. Identify

Identify off-market and undervalued opportunities in high-demand Oxfordshire locations.



## 2. Unlock Value

Unlock hidden value through planning gain, title splits, and/or refurbishment uplift.



## 3. Deliver & Exit

Efficient delivery with expert teams and exit via open market, investor resale, or refinance.

# Case Studies

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Proven Opportunities, Delivered.



# Case Study 1: West Oxfordshire Project

## Project Overview

**Location:** Witney, Oxfordshire

**Type:** Title split, refurbishment + planning gain. Converting a single asset into 2 x 2-bedroom apartments, 2 x 1 bedroom apartments with additional 1 bedroom detached coach house unit.

**Purchase:** £500,000

**Build:** £550,000

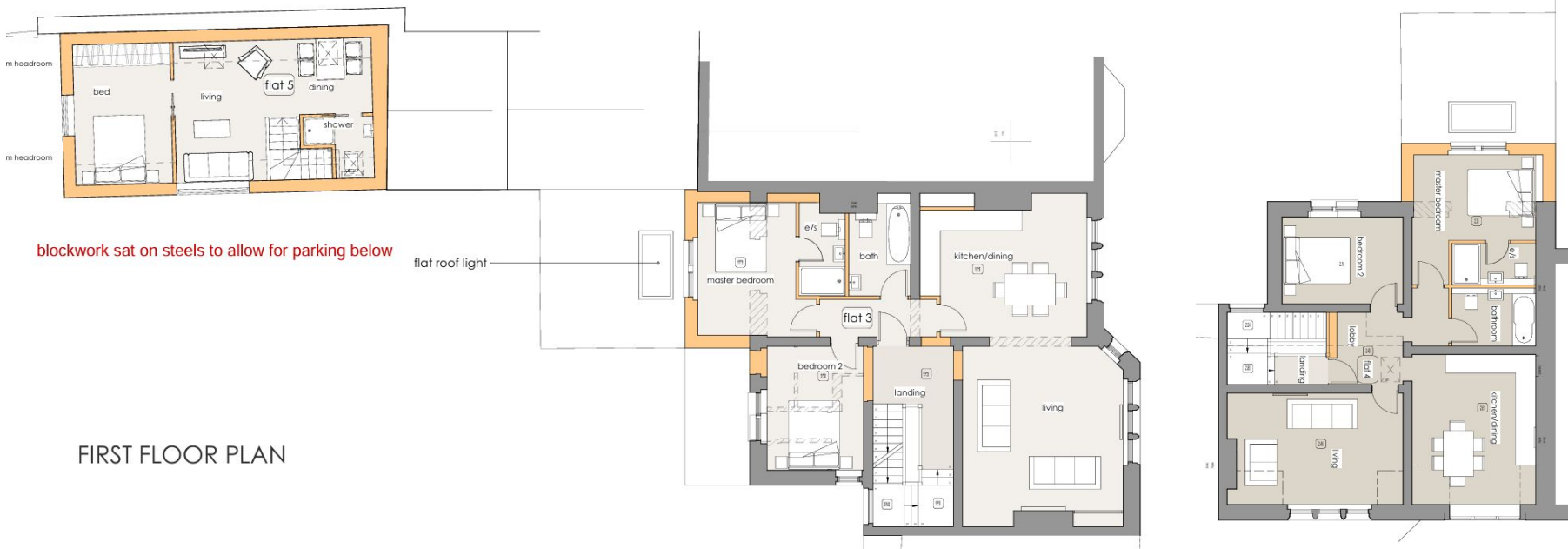
**GDV:** £1.42M

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**Investor Input:** £300k (Preferred Equity)







# Case Study 2 : Oxford Development

## Project Overview

**Location:** Summertown, Oxford City

**Type:** Detached bungalow purchased, planning application for 2 x 4-bedroom semi-detached homes.

**Purchase:** £800,000

**Build:** £800,000

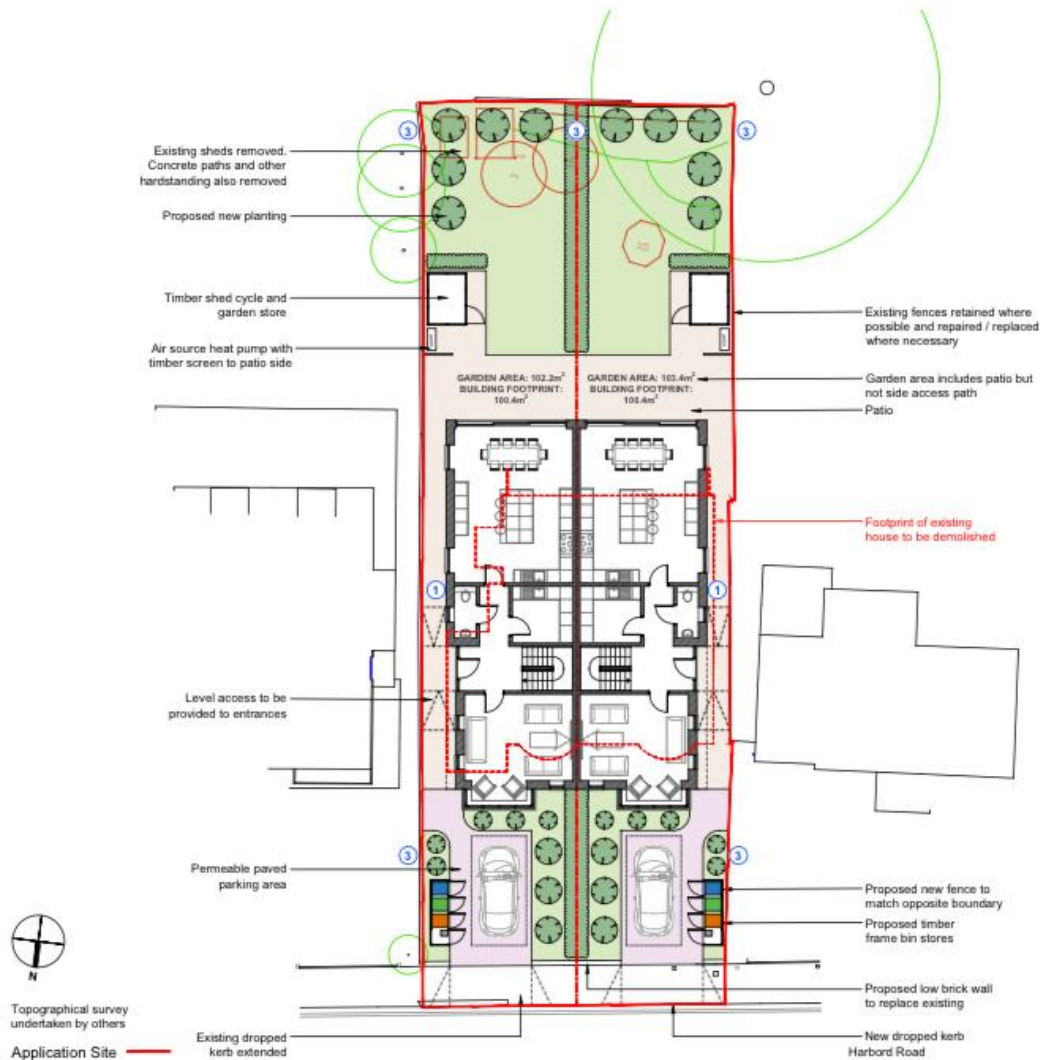
**GDV:** £2.6M–£2.8M

**Capital Input:** Structured 2 year, £350k Mezzanine facility

**Exit:** Market sale for new build units in high-demand location







Topographical survey undertaken by others

Application Site

**nca-architecture**

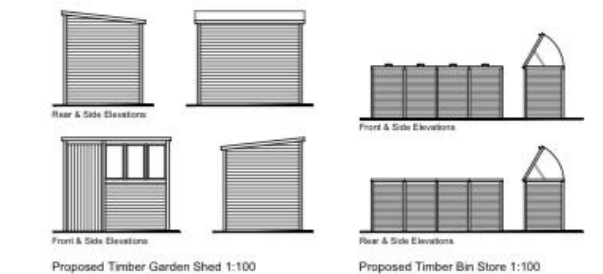
tel: 01869 226610  
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www.nca-architecture.co.uk

6 Oxford Street  
Woodstock  
OX20 1TR

Proposed Biodiversity Enhancements

- ① Bird Box - Traditional wooden nest box by NHBS. Cleaned annually in the autumn in line with NHBS guidance.
- ② Bat Box - WoodStone® Beaumaris Bat Box Midi.
- ③ 100mm x 150mm Hedgehog gaps in closeboard fencing.

0 2 4 6 8 10m



16 Harbord Road  
Oxford

Proposed Site Plan

250032 \*A\* PR \* 03

Date: Aug 2025

Scale: 1:100/200 @A3

Status: Planning

Drawn: RK

Revision: A






**Clearwell Capital**






**OXFORDSHIRE  
LIVING  
DEVELOPMENTS**

# Security & Risk Mitigation

## Investor Safeguards

-  **SPV Ownership:** Each deal is held in a separate Special Purpose Vehicle for ring-fenced security.
-  **Legal Structure:** A secure Legal Loan Note or Preferred Equity structure is agreed upon.
-  **Investor-First Returns:** No developer profits are taken until all investor capital and the agreed return are fully repaid.

## Multiple Exit Strategies

-  **Primary Exit:** Pre-agreed sale or refinance based on conservative underwriting.
-  **Tested Values:** Gross Development Values (GDV) are market-tested and independently verified.
-  **Backup Plan:** We always retain the option to hold assets for yield and refinance as a backup exit.

# Partner with OLD-Homes

We are currently onboarding a small number of professional introducers and direct investors.

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