

FUNDING PARTNERSHIPS

UNLOCKING LAND AND
PROPERTY OPPORTUNITIES
TOGETHER



BARWOOD
CAPITAL



“We are looking for developers who want to make significant profits and enjoy a long term relationship with a creative and agile funding partner.”

Ed Henson, Director

Our 20 year heritage in property development means we talk the same language as you on complex property issues and can take commercial decisions, often adding material value to a scheme in the process. We have discretionary funds available and a rapid approval process which enables you to access capital quickly.

Our property team collectively has over 100 years' experience in the property industry and an expansive network of contacts. With a background ranging from fund management, direct development, investment and banking we have a

varied and impressive skill base. Over the last 7 years we've invested in 30 assets of which over 70% have been with development managers, with the others managed in house. These have ranged from large mixed use schemes to single unit warehouse developments and small residential schemes. All have involved adding material value through planning, development or asset management.

We are currently working with 9 development managers – 3 residential and 6 commercial, some of whom we have multiple schemes with.

Our focus is on building strong long term relationships for repeat business with a select group of like-minded, creative and aspirational development managers across the UK. We offer competitive fees and performance related profit shares for the right opportunities.

To find out more or discuss an opportunity, please speak to me or one of the team.



“The Barwood team are great to work with; they are responsive and commercial and more importantly are experts in property development.”

Jim Bryan, Goya Developments

WHERE WE OPERATE PROJECTS IN PARTNERSHIP SINCE 2009

With Development Partners

Industrial/ Logistics

- 1 Birmingham
- 2 Cambridge
- 3 Castleford
- 4 Crawley
- 5 Havant
- 6 Huyton

Office

- 14 Amersham
- 15 Chalfont St Peter
- 16 Manchester

Retail

- 17 Portishead

Residential

- 7 Adderbury
- 8 Alderminster
- 9 Basingstoke
- 10 Reigate
- 11 Shefford
- 12 Tongham
- 13 Woking

Mixed Use

- 18 Banbury
- 19 Wellesbourne
- 20 Widnes

Planning

- 21 Northampton
- 22 Kettering
- 23 Lutterworth

Directly Managed

Industrial/ Logistics

- 24 Andover
- 25 Highams Park

Office

- 26 Walton on Thames
- 27 Luton
- 28 Milton Keynes (2 developments)

Mixed Use

- 30 Northampton



£150m
of funds available.

£3m to £30m
per commercial opportunity

£2m to £10m
per residential opportunity

Project Characteristics

- Able to deliver 20% IRR over 2-4 year life
- Involves development of new properties or refurbishment of existing
- All sectors with focus on industrial / logistics, alternatives and residential
- Will also consider select office opportunities
- Planning risk considered in compelling locations
- All UK regions outside Central London

Additional Support Available:

- Tax efficient structures for profit shares
- Access to and procurement of bank finance
- Financial appraisal & analysis
- Accounting support
- Secure project websites for marketing and document management

“Barwood Capital have proved to be a valuable funding partner. They offer a genuine alternative to the institutional funding model, where their own property expertise allows them to more rapidly mitigate risk.”

Oliver Bertram, First Panattoni

“We are delighted to have secured the support of Barwood Capital and see this as an important step in the evolution of RPG and consider the partnership arrangements we now have offer good foundations from which to grow our business.”

Eddie Lawley, Resolution Property Group

“We have acquired three sites with Barwood and have found their approach helpful and consistent throughout. The combination of investment and regional development expertise produces mutual success.”

William Togher, Kidbrook Homes

DEVELOPMENT PARTNERS INCLUDE



GET IN TOUCH



Edward Henson
Director – *Commercial*

Ed specialises in acquiring and managing commercial property in the UK regions and has an extensive network of regional contacts.

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Steve Chambers
Director – *Residential*

Steve has over 30 years' experience in commercial and corporate banking and is responsible for all residential property development at Barwood Capital.

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Guy Brogden
Executive Chairman

Guy founded and was Chief Executive of Mayfair Capital until February 2014 and has over 40 years property experience.

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Joanna Greenslade
Managing Director

Jo has taken a leading role in the creation and growth of Barwood Capital since joining Barwood in 2006.

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Andrew Barlow
Director

Andrew has a wide range of expertise and 15 years' experience in commercial property investment, asset management and development.

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Danielle Sheppard
Investment Director

Danielle specialises in the asset management of property across all sectors and has over 15 years of commercial property experience.

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William Chambers
Investment Director

Will specialises in sourcing and acquiring development assets in all sectors across the UK.

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Jonathon Ellerington
Surveyor

Jonny assists the property team with the asset management of existing projects and appraising new opportunities.

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