

BUILT BETTER

# LAND ACQUISITION

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**Karrada**

# WE ARE A SUCCESSFUL PROPERTY DEVELOPMENT AND CONSTRUCTION COMPANY BASED IN LONDON.

Our business has delivered an impressive body of work for private clients, hotels, property developers and student accommodation companies. Our strength in depth means we are able to manage all aspects of acquisition, construction and refurbishment work.

At Karrada our aim is simple, to create residential, mixed-use or commercial schemes that are developed and designed to appeal to specific target markets we have identified. All of our schemes are expertly built using the best quality materials in order to maximise the appeal and potential of each and every site.

Karrada is always looking for suitable land and development opportunities, which have the potential for redevelopment for mixed use residential, hotel or student housing. The type of opportunities we seek must fulfil the following criteria:

- Within the M25 and particularly Central London
- Brownfield sites
- Without planning consent
- Close to public transport
- Sold on an unconditional basis

Target boroughs in London include: Kensington and Chelsea, Westminster, Wandsworth, Lambeth, Southwark, Greenwich, Ealing, Hounslow, Lewisham, Merton, Kingston, Richmond, Hammersmith & Fulham, Tower Hamlets, Camden and Hackney.

We prefer to make acquisitions of between £500k – £5m, however, we will consider larger and smaller deals on a site by site basis.

Karrada's experienced acquisitions team will carefully consider every opportunity to assess and understand how we can add value to the site in question.

Our competitive edge and pragmatic approach has been refined by our experience of bidding for sites at auction where a great deal of preparation takes place between catalogue release and the actual auction date.

We bring this experience to bear for every site we make an offer for so that we are able to prepare a bid and achieve contract completion within weeks.

The extent of due diligence we undertake is such that we will only bid on sites for which we are confident of obtaining appropriate planning permission.

At Karrada, we are interested in all land and development opportunities, with or without planning consent, additionally, we are open to joint venture opportunities and outright purchases.

If you have a project that you think may be of interest then please contact us in complete confidence using the details provided.

## FOR MORE INFORMATION

We are happy to pay agents' fees for realistic and effective off-market introductions. Please contact us using any of the following contact details:

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## WHY KARRADA?

- We have the appetite and ability to manage risk whether for planning, technical, contamination and/or legal
- We ensure we undertake all due diligence prior to any offer being made
- We exchange contracts quickly subject to all due diligence being completed
- Once made, we stand by every offer
- We have extensive internal resources including technical, finance, acquisition and development teams so can move quickly and thoroughly from consideration to offer