



**UK Housing & Residential  
Specialists Since 1980  
Property Dealing History**



Hello,



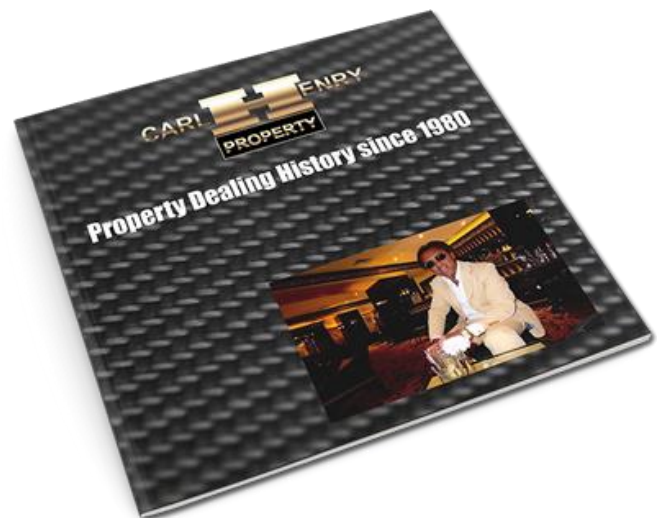
This short brochure is a brief overview of some of the deals I have been involved in since 1980.

Carl Henry Property has been focused on residential property starting with one house in Lancashire.

Over the years we have been involved in over £750 million of transactions in the UK, EU and the Middle East.

Regards,

Carl Henry



## Carl Henry Property - Property Dealing History



### 1980 My First House - Gainsborough Road Blackpool.

My involvement in the property industry began 1980 with the house on the left, this document highlights some of the deals I have completed over the years to give an overview of my experience and the development of “Carl Henry Property”.

## Flats In Regents Park Manchester



A number of flats were purchased in various blocks on this estate over a 4 year period, each required refurbishment and redecoration. Each flat was initially rented out but all were sold eventually as the market improved.

## Salford Quays Manchester



We were investing in Salford Quays when it was still being developed, it is now one of the most prestigious living & leisure areas in Manchester. We sold our investments when it was only half the size of today's estate.

## Trafford Park Manchester



This was a purchase of a 4 bedroom house with attic. The house required extensive redecoration, some works to the electrical system & clearing of overgrown gardens to the front & rear. After refurbishment it was sold within 6 months for a good profit to an end user.

## Bayswater London



I purchased a two bed flat conversion on the 3rd floor of this four floor building, it was bought as a distressed sale and required complete redecorating following which it achieved a full valuation and sold at full price. I also purchased the ground floor flat for and carried out the usual redecoration with the same results.

## Block Of 22 Flats Orchard House, London N8



We took over a development of 22 flats from a development company that ran out of money. We completed the development and fully furnished the flats which were all let out. We also dealt with all aspects of setting up of a holding & management company, NHBC registration for the flats, managing final fixes on the flats, selling the flats to other traders, and becoming the buildings managing & letting agent during the initial years. I earned various fees for the consultancy work, commission on the finance & sales and a percentage of the management & letting fees.

## Block of Flats Grosvenor Road Pimlico London



I purchased the freehold interest and under lease of this building which comprised of 8 luxury flats, owners included the AL Sabahs of Kuwait, a 'Prince' from Qatar, Brian May (Queen Guitarist) & Evergreen shippers who owned 4 flats. I made money by successfully collecting outstanding ground rents & service charges (which were substantial), by acquiring the Head lease which gave me more control and selling the porters flat, this created a healthy income during the course of 12 months

## Jamjoom Commercial Center Jeddah Saudi Arabia



In the mid-90's I became involved in a number of international real estate deals in various capacities. One of these deals was the massive Jamjoom Shopping & Office complex in the centre of Jeddah, it had run out of money when only half finished – I became involved in sales, lettings and funding over a 12 month period.

I became involved in numerous countries including; Turkey, France, Germany, Spain and Saudi Arabia during this period.

## Goldhawk Road Shepherds Bush London



This was the acquisition of a 'tertiary' building in a slightly rundown area of London, it comprised of 3 retail units on the ground floor (two shops & an old building society office in the middle), offices on the first floor & two flats on the second floor, it also had a small cottage to the rear of the building adjacent

to a small car park. The purchase price was £450k, I sold the cottage for more than the Deposit; I sold the hairdresser a 999 year lease on his shop, I let the large central retail unit to a firm of solicitors which gave me a strong tenant paying about £30k a year in the largest unit, I settled an outstanding dispute with the video shop by agreeing a lump sum payment against rent arrears & established regular payments, the first floor offices were also occupied by solicitors. The Flats were redecorated & let out. Eventually the solicitor tenants on the ground floor decided that they would prefer to own the freehold of the building rather than rent so I sold out at an additional profit all within 12 months' work.

## Property Management Company



I created a managing agent business where eventually I was managing 19 blocks of flats around central London, my office was in a building on the corner of North Audley Street & Grosvenor Square Mayfair. Properties “Under Management” included my own freeholds and client’s properties

## 86 Flat Development Grosvenor Rd Pimlico London



I acquired a development site which was on Grosvenor Rd Pimlico from the Australian bank Westpac. I negotiated to purchase the site for £2.25 million. Once the planning permission was granted & section 106 conditions were met the site was sold to Berkeley Homes for £4.5 million who developed 64 flats on the site.

## Pointwest Cromwell Road London



I became involved in a mixture of deals, one of which was the acquisition of Point West in Kensington a block of 456 flats (including the amazing penthouse), a health centre and a supermarket, this was a long & complicated deal which lasted about 5 years during which time I was involved in many smaller transactions.

## Medway Towns Refurbishment & Investments



I identified an opportunity on the Medway towns, freehold houses were undervalued in the area and the stock was quite run down. Terraced houses could be purchased for about £45k to £50k. So I bought and refurbished a number of houses in Chatham & Gillingham, I sold all of them all for healthy profits.

## Finance - Development of 36 Flats in Hove

I decided to become a financier providing 'enabling finance' to a developer who wanted to develop 36 flats, it was complicated because the property was controlled by a receiver & could not be financed traditionally, through a combination of contracts & securities I negotiated with the developer I was able to make a loan which enabled the deal to proceed & become "fundable".

## Leeds Office Block - Kingswood House, Leeds



I acquired a block of offices which were half empty at a discounted price, over a few months I worked with agents and brokers to find tenants for the entire building. We quickly resold the building as a high yielding investment property resold the property as a high yielding investment.

## 500 Acre (200 Hectare) Multi-Use Leisure & Holiday Resort



I single handily took this failing project and over 20 months turned it around and restructured every aspect of the development.

This involved international corporate restructuring, redesigning the masterplan, negotiation strategic partnerships with

international organisations.

This Scottish based project is ongoing, with a projected development spend of £135 million and a final value of over £400 million.

I am also developing a new residential investment portfolio and an offsite construction business which is designed to help solve the UK housing crisis.



## Contact Us



Carl Henry Property Limited

**North England Office**

Melton Court  
Gibson Lane  
Melton  
East Yorkshire  
HU14 3HH

**Scottish Office**

9-10 St Andrew Square  
Edinburgh  
United Kingdom  
EH2 2AF  
Tel: +44 131 460 5949

Email: [info@carlhenryproperty.com](mailto:info@carlhenryproperty.com)

Web: [www.CarlHenryProperty.com](http://www.CarlHenryProperty.com)

Facebook: <https://www.facebook.com/carlhenryproperty>

LinkedIn: <https://www.linkedin.com/company/carl-henry-property-limited>

LinkedIn: <https://www.linkedin.com/in/carlhenry>

Twitter: <https://twitter.com/CarlHenryProper>

A Carl Henry Global Company