



CSH PROPERTY
SOLUTIONS



INVESTOR

PROSPECTUS

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EXECUTIVE SUMMARY

We are Sue and Craig Henley, a husband-and-wife team of 20+ years based in Northamptonshire. Have been investing ourselves in property since 2021 and want to help others on their investing journey.

Our portfolio currently consists of a mixture of buy-to-let, HMO and Serviced Accommodation properties. Our mission is to provide quality affordable rental homes. We believe that everyone has the right to be housed in decent accommodation that provides for their basic needs. Whilst building a sustainable portfolio to provide generational wealth.



COMPANY PROFILE

At CSH Property Solutions, we are passionate about connecting people with the right opportunities. We understand that navigating the complexities of the property market can be overwhelming, which is why we are committed to providing expert advice and assistance to our clients every step of the way.



ABOUT US



Sue has a background in running a successful Dog Grooming business which she had to close due to medical reasons (RSI). This was followed temporarily with a role providing customer service to an online mattress and bed company for her friend. This has given Sue extensive knowledge on business processes and dealing with people either face to face or remotely.



Craig has an IT background and managed a team of 15 technical consultants who delivered IT projects to a diverse range of international customers. He will bring his IT knowledge to the operations and experience in project management to the business. This will include stakeholder management and budget control.

WHAT WE DO

CSH Property Solutions helps investors and vendors achieve their objectives. We target properties in Kettering, Northamptonshire that are either existing HMO's or suitable for conversion. We can deal with the entire process using our specialist teams from finding the opportunity through to the hand over to a local letting agent. Perfect for those who are looking for a hands off process to get into property investing whilst being limited on time and/or knowledge.



WHAT CAN WE DO FOR YOU?

Sourcing :- Our sourcing service starts by understanding your requirements and goals. We will work with local vendors and agents to find suitable properties which will be presented to yourselves for review. Our power team of solicitors and mortgage brokers will be introduced to you if required.

Portfolio Building :- Our portfolio building service is the next step from our sourcing service. Where we will also track your purchase through the conveyancing process to ensure it completes as quickly and as smoothly as possible. This is ideal for those who want to invest in property but do not have the time and/or knowledge to do it.



HOW DOES IT WORK?

We work closely with investors to ensure that we offer relevant deals that align with their goals. In order to achieve this, we follow a thorough process to understand your specific needs and to give you the opportunity to learn more about our services. We also take care of regulatory requirements upfront to prevent any delays when proceeding with deals.

Here is a brief overview of the key steps involved:

1. Complete Investor Questionnaire.
2. We will have a discovery call.
3. Sign Terms of Business.
4. You Provide ID, proof of address and proof of funds.
5. We will have a scoping call to understand your requirements.
6. We will find properties to match your requirements.
7. Suitable properties will be presented to you.
8. Secure properties you wish to purchase.
9. Start the conveyancing process.
10. For those utilising our Portfolio Building service, we will also track the purchase through to completion and be on hand during any refurbishment work.



WHY KETTERING?

We focus our services in and around Kettering, which is a town in Northamptonshire, due to its location and connectivity.

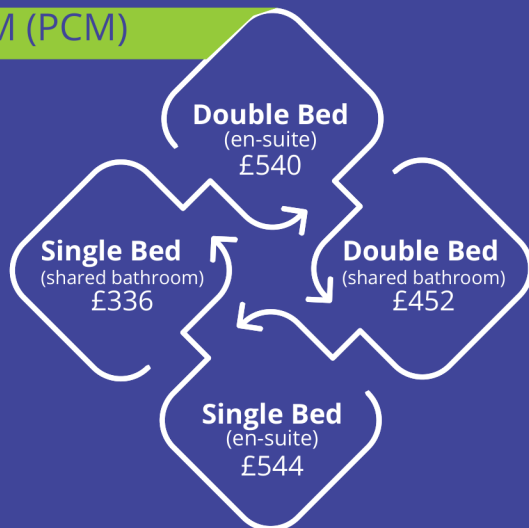
The train station gives direct access to London, Leicester, Nottingham and Sheffield. With trains to London taking less than an hour to get to St Pancras International, which also gives access to the Eurostar for onward journeys into Europe. Whilst Nottingham is a similar commute in the opposite direction. Making it a perfect place for those needing to commute into those cities. The road network is equally as good with access to the M1, M6 and A1 routes via the A14. Northampton itself is 16 miles away and both Leicester and Peterborough are around 30 miles in either direction. This lends itself well to manufacturing and logistics operations with companies like Weetabix, Alpro and Morrisons operating in the area, providing recruitment opportunities.

There is plenty of retail and recreational places of interest nearby. Those including Wickstead park, being one of the oldest theme parks in England and the Rushden Lakes retail park with numerous shops and leisure outlets (not to mention the lakes themselves).

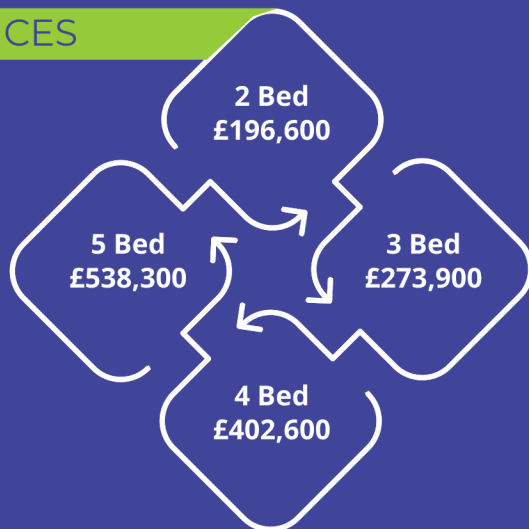


MARKET DATA

AVERAGE ROOM (PCM)



AVERAGE PRICES



Note:- Data from Octo Group on 10/2023





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COMPLIANCE

We are fully compliant to provide these services, and this is important to us. We are registered with PRS for the Property Redress Scheme, ICO for data protection and the HMRC for Anti-money laundering. Details of these registrations are below.

CSH Property Solutions Limited
Company Number 14685132

PRS:	PRS038757
ICO:	ZB520280
AML:	XRML00000185624
Insurance:	HIBI3930319XB