The Blackmore Estates Property Bond

6.5% fixed annual return
Asset backed security
Flexible term options
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About the Blackmore Estates Property Bond

What is the Blackmore Estates Property Bond?

The bond, also referred to as a Loan Note - which is the formal structure by which the investment is facilitated - is a short to medium term property investment opportunity.

In simple terms, investors subscribe to Loan Notes which provide Blackmore Estates with funding to facilitate residential and commercial property development projects. In return investors receive:

- A fixed return of 6.5% paid annually
- Flexible investment terms of 2 and 5 years
- 5% Bonus paid on 5 years deferred
- Asset backed security, you have a charge over the real estate assets of the company
- Minimum investment £5,000

The Blackmore Group recognised the need for a simple, transparent investment solution that would benefit investors seeking:

1. A fixed, annual rate of interest
2. Asset backed security
3. Flexible terms
4. Benefit from growth in the UK housing market

We engage in all types of real estate development but do have a specialism and significant track record in creating affordable housing and social housing projects, where we pre-sell the properties to Housing Associations before the build work has even started. Typical sites will include 30 to 50 dwellings on brownfield land. Details of the construction team and extensive track record can all be found within this brochure.

Traditionally property development projects of this scale have been funded by banks and institutional investors, but now, thanks to the new and innovative bond structure provided by Blackmore Estates, smaller private investors have been offered the opportunity to invest in large scale projects in the UK housing market.
The Housing Market

Supply for new homes in England has fallen significantly short of requirements. In 2014 the supply was 44% below the Town and Country Planning Associations projection of annual housing need. The lack of supply and growing population, has caused house prices to increase significantly. There is great demand for new and affordable housing which is the perfect climate for Blackmore Estates to grow our property development business and share the success with our investors. We aim to provide quality and affordable homes, often working closely with Housing Associations who pre-purchase our developments providing us with a guaranteed sale.
How Does Blackmore Estates Operate?

Blackmore Estates is pleased to offer investors the opportunity to benefit from growth of the UK housing market through our Property Bonds. We offer smaller private investors the opportunity to invest in large scale projects in the UK housing market.

Investors will gain a fixed return of 6.5% interest paid per annum over the fixed term of the bond. The net funds raised through the bond will be used to grow Blackmore Estates development portfolio.

By investing in the Blackmore Estates Property Bond, investors will be signing a loan document confirming that they are loaning their investment capital to Blackmore Estates. The terms of the Loan Notes will be set out in the Loan Note document and will include a fixed term, asset backed security and a fixed rate of interest that will be awarded to you for your investment.

Blackmore Estates have a growing pipeline of new sites that have been purchased with planning permission or where an option is held for purchase subject to planning. These sites are to be developed and typical projects will involve the development of 30 to 50 new properties which will be built with affordability in mind and in many cases are pre-sold to Housing Associations.

By pre selling to Housing Associations, Blackmore Estates are taking every precaution and minimising risk to investors. Residential property consistently produces strong, consistent returns and the experienced team at Blackmore Estates work hard to maximise the potential of the development site, ensuring maximum return on investment.

Credentials and Experience

Blackmore Estates are owned and managed by experienced professionals in both investment fund management and real estate construction. The business ethos for Blackmore Estates is based on consistent high levels of performance, honesty, trust and true business etiquette.

We work closely with commercial developers, private clients and local authorities to deliver homes at cost effective pricing, priding ourselves on the moral and ethical values that we stand by. Delivering affordable housing schemes to registered providers is an area we specialise in and have a proven track record of successful developments.
Completed Projects

Our team have extensive experience in creating beautiful homes from luxurious single dwellings and barn conversions to large scale 44 unit projects. Examples shown below:

<table>
<thead>
<tr>
<th>MAP PIN</th>
<th>ADDRESS</th>
<th>PROJECT DESCRIPTION</th>
<th>PICTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Watt Street, Sabden, Lancs, BB7 9UH</td>
<td>A 44 unit scheme for Calico Homes</td>
<td>![Image 1]</td>
</tr>
<tr>
<td>2</td>
<td>The Westown Estate, Earley, Macclesfield, Cheshire, SK11 8SE</td>
<td>34 new build affordable homes for Cheshire Peaks &amp; Plains Housing Trust</td>
<td>![Image 2]</td>
</tr>
<tr>
<td>3</td>
<td>Victoria Road, Penrith, CA11 8AF</td>
<td>22 new build apartments for The Home Group</td>
<td>![Image 3]</td>
</tr>
<tr>
<td>4</td>
<td>Stamford Road, Bowdon, Cheshire, WA14 2IN</td>
<td>8 luxury apartments</td>
<td>![Image 4]</td>
</tr>
<tr>
<td>5</td>
<td>Amy Street, Crewe, Cheshire, CW2 7LG</td>
<td>3 x 2 bed mews houses</td>
<td>![Image 5]</td>
</tr>
<tr>
<td>6</td>
<td>Kitts Moor Lane, Bramhall, SK7 2BG</td>
<td>2 large 5 bed detached units (circa 3000sqft each)</td>
<td>![Image 6]</td>
</tr>
<tr>
<td>7</td>
<td>Alconbury Lane, Gallow Heath, Stoke-on-Trent ST7</td>
<td>Barn conversion</td>
<td>![Image 7]</td>
</tr>
<tr>
<td>8</td>
<td>Alsager, South Cheshire</td>
<td>A prestigious 9000sqft detached residence</td>
<td>![Image 8]</td>
</tr>
<tr>
<td>9</td>
<td>Rochdale Road, Bacup, Lancs, OL13 9ED</td>
<td>A Bowes Ltd scheme for St Vincent's Housing Trust</td>
<td>![Image 9]</td>
</tr>
<tr>
<td>10</td>
<td>The Stables, Davenfield Road, Didsbury, M20 6UP</td>
<td>A luxury barn conversion</td>
<td>![Image 10]</td>
</tr>
<tr>
<td>11</td>
<td>Newtons Lane, Winterley, Cheshire CW11 4TL</td>
<td>2 x 5 bed detached houses</td>
<td>![Image 11]</td>
</tr>
<tr>
<td>12</td>
<td>James Hall Street, Baroness Gardens, Nantwich, Cheshire, CW5 5TN</td>
<td>3 x 3 bed mews houses</td>
<td>![Image 12]</td>
</tr>
<tr>
<td>13</td>
<td>Beech Road, Alderley Edge</td>
<td>6 x New build affordable homes for Cheshire Peaks &amp; Plains Housing Trust</td>
<td>![Image 13]</td>
</tr>
<tr>
<td>14</td>
<td>Queen Street, Northwich</td>
<td>6 x Mews houses for Mandy Housing Group</td>
<td>![Image 14]</td>
</tr>
</tbody>
</table>
## Coming Soon

<table>
<thead>
<tr>
<th>MAP PIN</th>
<th>ADDRESS</th>
<th>PROJECT DESCRIPTION</th>
<th>PICTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Location 1]</td>
<td>Green Street, Macclesfield, Cheshire</td>
<td>18 affordable homes, purchase subject to gaining planning, working with Regentia Housing Association.</td>
<td>![Coming Soon]</td>
</tr>
<tr>
<td>![Location 2]</td>
<td>Victoria Park Road, Buxton, Derbyshire</td>
<td>14 affordable homes, purchase subject to planning, working with Cheshire Peaks &amp; Plains Housing Trust.</td>
<td>![Coming Soon]</td>
</tr>
<tr>
<td>![Location 3]</td>
<td>Bridge Grove, Southport</td>
<td>20 affordable homes, purchase subject to planning</td>
<td>![Coming Soon]</td>
</tr>
<tr>
<td>![Location 4]</td>
<td>Cross Wood Lane, Widnes, Cheshire</td>
<td>10 affordable homes. Planning received. Finalising contract with Halton Housing Association</td>
<td>![Coming Soon]</td>
</tr>
<tr>
<td>![Location 5]</td>
<td>Ty-Fry Gardens, Ty-Fry, Rumney, Cardiff, CF3 3NP</td>
<td>4 x 3 bed new homes</td>
<td>![Coming Soon]</td>
</tr>
</tbody>
</table>
The Management Team

Fund Management: The Blackmore Estates Group
Regulation Compliance Partner: Curzon Capital
Construction: Chrome Services Limited
Chartered Quantity Surveyors: Wilkinson Cowan Partnership Limited
Health & Safety Consultants: The Dean Partnership

Fund Management

Phillip A Nunn
Director and Fund Manager
Phillip is the CEO of The Blackmore Group, with a successful team of over 40 staff, Phillip runs companies in several prominent financial jurisdictions including The Isle Of Man, British Virgin Islands and Gibraltar, specialising in wealth management, mezzanine finance, angel investment and commercial property investment. Phillip began his career in the commercial insurance industry. Prior to this, Phillip founded Nunn McCreesh with his business partner Patrick McCreesh and here together they assisted clients with all aspects of financial and investments.

Patrick M McCreesh
Director Fund Manager
Patrick runs The Blackmore Group of companies with products based in the UK, Isle of Man, Gibraltar and the British Virgin Islands, specialising in Wealth Management and Bespoke High Net Worth strategic planning. Prior to establishing The Blackmore Group, Patrick and his long terms business partner Phillip Nunn, founded Nunn McCreesh a consultancy business focusing on insurance and holistic financial planning. Patrick gained experience by taking a key role in building a boutique financial consultancy firm in London, responsible for advising clients on all aspects of their wealth management, preservation, investments and long term financial planning. Patrick helped grow the consultancy business to over 80 employees. Patrick has an academic background in law, he began his career at Lloyds Bank in the private banking arm where he gained valuable experience in relationship and wealth management.
Construction

Adrian Dale
Director

Adrian spent the last 20 years working for a number of major housing providers including Bovis Homes, David Wilson Homes and David McLean Homes. Adrian began his career at DWH as a procurement officer and was later appointed Regional Procurement Manager in the North West based regions for Elite, Bovis and DMC. Adrian then moved to Leigh and later Bluetree as Commercial Manager overseeing procurement, surveying, contract cost management and control and project viability. Adrian has been involved in a range of projects from small private developments valued up to £100,000 to national building operations worth £30 million in value.

With his wealth of experience in commercial, local authority, private housing and affordable housing, he uses his expertise to provide our clients with competitive pricing and articulate project management.

Anthony Williams (CIOB)
Director

Anthony brings three decades of experience to Blackmore Estates previously working on both large prestigious housing projects and the construction of affordable housing. With a trade background, Anthony spent the majority of his career in the private sector and for 5 years with Cheshire based Belvedere Developments. Here Anthony delivered high profile bespoke properties worth £5 million. Later he founded Chrome Services, an independent construction based project management company and was then appointed Contracts Manager for Bluetree Ltd. At Bluetree, Anthony was responsible for overseeing the onsite construction of multiple projects for affordable housing, typically on sites of up to 44 units.

Anthony brings his experience to oversee all site activities, manages targets and ensures health and safety compliance at all times.
John Carlin
Contracts Manager
With over 30 years’ experience in the housing sector, John has worked for a number of national builders including Lovell’s and Forrest Construction. John spent over 20 years with Lovell’s and oversaw many projects in both the private and affordable sectors before moving to Forrest and then Chrome to lead the delivery on site. During his career, John has managed sites with in excess of 100 units.

John brings his experience and technical knowledge in the construction of affordable homes to Blackmore Estates and reduces the risk of costs and overruns.

James Bell
Surveying Manager
James is degree qualified and has excellent affordable housing experience as well as other local authority works. James has previously worked for Carillion, one of the leaders in the construction market internationally. Thanks to Carillion, James has an extensive amount of experience contractually and technically with clients, as well as subcontractors and other professionals in the industry.

Michael Foster
Senior Quantity Surveyor
Michael is degree qualified and highly experienced in the affordable housing and local authority industry. Michael started his career with RMC, a main regional based contractor for local authority schemes undertaking works on schools, colleges and other public sector buildings. Michael’s experience in the local authority industry is a great asset to Blackmore Estates.

Michael alongside James is responsible for ensuring the schemes are delivered on time and on budget.
Site Management
Blackmore Estates employ a team of Site Managers to control the commercial and health and safety aspects of the build. We invest heavily in training and each manager is accredited and experienced.

Chrome Services Limited are on the Tender Lists for the following Housing Associations:
The Home Group, Muir Housing Group, Cheshire Peaks & Plains, Equity Housing, Stockport Homes, Halton Housing.

Chartered Quantity Surveyors
After a selective procurement process and stringent due diligence, The Wilkinson Cowan Partnership Ltd, were chosen to become our long term partner providing chartered quantity surveying services. Wilkinson Cowan were formed in 1980, they offer complete building consultancy including; traditional quantity surveying services together with project management, health and safety, employers agent and bespoke professional services within the construction industry.

Health and Safety Consultants
The Dean Partnership work closely with Blackmore Estates after being carefully selected to undertake all of the Health and Safety requirements including: workplace inspections, site safety audits, fire risk assessments, health and safety training. An added benefit of working with the Dean Partnership is that they are members of the Occupational Safety and Health Consultants Register.

Security Trustee:
To protect investor interests an independent Security Trustee is appointed to manage the legal charge over the assets on behalf of the investors. The Security Trustee has preferential rights to control the administration of security.

Compliance Partner:
Curzon Capital, 34 Clarges Street, London, W1J 7EJ. Curzon is authorised by the Financial Conduct Authority to conduct investment business (FRN: 191520). They supply Blackmore Estates with regulatory compliance advisory services and act as an independent collection agent for investor funds.

Solicitors:
Mazars, Tower Bridge House, St Katharine’s Way, London, E1W 1DD
Illustration of Return on Investment

A fixed interest rate of 6.5% is paid annually from the second anniversary of the investment.

<table>
<thead>
<tr>
<th>Term Option</th>
<th>Interest per Annum</th>
<th>Bonus</th>
<th>Total % Return at end of term</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Years</td>
<td>6.5%</td>
<td>Nil</td>
<td>13%</td>
</tr>
<tr>
<td>5 Years</td>
<td>6.5%</td>
<td>Nil</td>
<td>32.5%</td>
</tr>
<tr>
<td>5 Years deferred income</td>
<td>6.5%</td>
<td>5%</td>
<td>37.5%</td>
</tr>
</tbody>
</table>

Which term should I select?

Your return on the investment will be affected by the term you select i.e. a 2 year, 5 year or 5 year deferred income. The deferred option means that you will not receive your interest annually, it will be wrapped up until the end of the five year term when all interest will be paid in one lump sum including a 5% bonus.

Example return on an investment of £100,000

<table>
<thead>
<tr>
<th>Term Option</th>
<th>2 Year Term</th>
<th>5 Year Term</th>
<th>5 Year deferred income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total initial investment</td>
<td>£100,000</td>
<td>£100,000</td>
<td>£100,000</td>
</tr>
<tr>
<td>Total interest payable</td>
<td>£13,000</td>
<td>£32,500</td>
<td>£37,500</td>
</tr>
<tr>
<td>Total capital repayment</td>
<td>£100,000</td>
<td>£100,000</td>
<td>£100,000</td>
</tr>
<tr>
<td>Total funds delivered to noteholder</td>
<td>£113,000</td>
<td>£132,500</td>
<td>£137,500</td>
</tr>
<tr>
<td>Growth</td>
<td>13%</td>
<td>32.5%</td>
<td>37.5%</td>
</tr>
</tbody>
</table>
Frequently Asked Questions

What is the Blackmore Estates Property Bond?
Blackmore Estates offers investors the opportunity to invest in residential and commercial property development projects undertaken by the experienced and competent team at Blackmore Estates. The investment is made in the structure of a Loan Note which is sometimes referred to as a bond. The Loan Note is a contract between you (the lender) and Blackmore Estates (the issuer). The contract states that in return for your loan, Blackmore will pay an annual interest rate of 6.5% and will return your capital when the term of the loan is reached. Blackmore Estates currently offers either a 2 or 5 year option.

What security do I have?
Loan Notes will be secured over the real estate assets of the company. This is done by way of a debenture, this is a legal document which enables a charge to be taken over multiple assets. For additional safeguarding, a Security Trustee has been appointed to act as an independent controller on behalf of the Loan Note holders. The Trustee can enforce your rights to recover capital and interest in the event that Blackmore Estates breach any terms of the Loan Note contract.

Could the interest rate change?
No, the Loan Note is a contract and Blackmore Estates are committed to paying you 6.5% per annum for the term of your investment. Should you choose to defer your income i.e. not to receive it annually but to save it up until the end of the 5 year term, you will receive an additional bonus of 5%.

When will I receive payment?
Capital is repaid at the end of the term. Interest is paid annually in arrears from the end of year two.

What is the track record of the Blackmore Estates team?
The directors who established this investment company, started their careers as Independent Financial Advisors giving advice to the public for 25 years before using their experience to move into Investment Fund Management. Jointly they manage a pension fund and an investment mini bond fund in addition to Blackmore Estates. They control the due diligence, compliance and strategy elements of the business. There are two Directors who have responsibility for the property construction, each have respectively 20 and 30 years-experience of large scale projects. Recent projects are detailed in this brochure as are the biographies of the management team. There is an experienced staff of builders and independent Chartered Quantity Surveyors and Health and Safety Specialists. The team have completed multiple projects of this scale and it is a testament to their excellent track record that they have been awarded preferred supplier contracts with several Housing Associations who are willing to purchase the properties ‘off plan’ i.e. before the build work has commenced. Is paid annually in arrears from the end of year two.

What if the bond is over-subscribed?
Loan Notes will be issued on a first come first served basis.

Can I withdraw my money before the end of the agreed term?
Unfortunately investors cannot withdraw their money before the end of the agreed term. Blackmore Estates offer a 2 year and a 5 year option and reserve the right to repay your capital early along with full interest for the agreed term.

What happens if I die turning the term?
The bond would form part of your estate and the title would fall to the executors of your estate; until the administration of transferring them to your intended beneficiary can take place.

Is the bond transferable?
Regrettably no, they cannot be sold or traded.

What are the risks involved?
It’s important to fully evaluate this proposition and make sure you completely understand the terms and risks before making the decision. Please read carefully page 16 of this brochure which goes into some detail about the key risks involved. We also recommend that you seek independent advice from your own financial advisors.
Suitability

Who is eligible to invest in Blackmore Estates?

If you are a UK resident, over the age of 18, we can accept your application for the Blackmore Estates Property Bond.

As a duty of care we would like to highlight the need to read this brochure and all terms and conditions very carefully so that you fully understand the proposition and the associated risks and we recommend you seek independent advice from a qualified financial advisor. Investors come from a diverse range of experience and three illustrative cases are described here to provide some insight.

PETER DONALAN is a 52 year old father of three, he has £10,000 to invest which are his savings from three years of bonuses received at his job. Peter is keen on property investment and is attracted by the fact that Blackmore Estates enables him to invest in large scale real estate projects that are managed by an experienced team but with a relatively small investment capital. He selected the 2 year investment term because he might need to draw on the capital in the short term future.

SHEILA ONSLOW is a 46 year old mother of one, she has received a £20,000 inheritance and was open minded about the best way to invest this sum, so she took advice from the internet and her accountant. She will not need to use the capital for 5 years or more when she intends to gift it to her son to help him get on the property ladder. Sheila was attracted by the fixed interest rate that Blackmore Estates provide. Other investments she had investigated couldn't provide a clear indication of what the return was likely to be because they were predominantly stocks and shares focused and therefore would rise and fall with the markets in ways which could be unpredictable. The return with Blackmore Estates is very transparent.

KATHERINE BARNARD is a 36 year old woman who has recently sold a flat to move in with her fiancé; she now has £60,000 and wants to invest this amount for the medium to longer term. She knows that she will get little interest at the bank and realises that this is too large a sum for an ISA which is the only type of investment she has ever made in the past. Katherine does not have the time to monitor the stock market and is concerned that she doesn't have the necessary knowledge to make the best stock selections. Blackmore Estates is attractive because she does have faith in the growth potential of property in the UK. In the past Katherine even considered a buy to let but was put off by the management that would be required of the tenant and the upkeep of the property. Blackmore gives Katherine the opportunity to invest in the property market without the burden of management and upkeep.
Risk Factors—The following are a detailed analysis of the risks

Prior to making any investment decision it is important to read in detail the risks described below. Blackmore Estates Loan Notes are secured against land and property assets, but there are risks attached to such investments and prospective investors should consider carefully whether an investment in the company is suitable in light of their personal circumstances, tax position and the financial resources available to them. We would recommend all prospective investors to seek advice from a stockbroker, accountant, fund manager or independent financial advisor authorised under FSMA before making the decision to invest.

The company’s business, financial condition or operations could be materially and adversely affected by the occurrence of any of the risks described below. In such cases the value of the Loan Notes can increase or decline due to these risks and investors could lose all or at least part of their investment. However, investments will be secured on land and properties. Other risks not yet known to the Directors may also have an adverse effect on the company.

General Risks

Asset value may go down as well as up, therefore investors may receive less than their original investment back.

The company is newly established and was formed to make this investment opportunity possible. Investors cannot evaluate future profitability from past performances. However, in mitigation of this risk, the team behind Blackmore Estates have worked together for decades and delivered multiple successful projects.

Availability of Suitable Properties Risk

If the company cannot source or acquire suitable residential or commercial properties in the timescales predicted, funds will be returned to investors.

Execution and Costs Risks

The company may find that the cost or risks associated with buying the properties are in excess of the sums set aside, or are in excess of the amounts required to provide the returns identified in this document as being available.

Development Risk

Property development carries execution risk. Unanticipated situations may arise and can affect builders, surveyors or contractors. These situations can cause increased cost, a delay or even failure of the project.

Value of the Properties

Market value of properties can go down as well as up. Investors are dependent upon the sale value of the properties to obtain a return. The directors seek to minimise risk but it is not possible to remove risk completely. If the situation arises that property value goes down, it will adversely affect the returns to investors.

Hidden Defects

The directors will take steps to survey properties but there may be hidden defects. Hidden defects may later affect the properties rental income and sale price. However, we are registered with Premier Guarantee an independent, national warrantee provider who keeps stringent and ongoing assessment of the quality of our work, on site controls and the qualifications of our team of workers. We are also registered with Checkmate and all sites are part of the Considerate Constructors scheme.
Risk on Exit and Lack of Interest and/or Capital Return

Property is dependent on market conditions and the company may find it impossible to sell the properties within the timescale or at the prices envisaged if the market changes. Funds to pay the interest will be generated from sale of properties. A collapse of the sale agreement could reduce cash flow which could delay interest payments and/or any other recurring payments. In extreme circumstances, this may also affect the ability of the company to trade.

Dependence on Key Executives and Personnel

The company’s success is dependent on the continued service and performance of its directors and senior management. The loss of key employees could damage the company’s business.

Financial Services Compensation Scheme

Subscribers will not be able to claim under the Financial Services Compensation Scheme established by the Financial Conduct Authority in the event the company fails.

The Need to Raise Additional Capital in the Future

It is difficult to accurately predict the timing, amount of future costs and therefore any need to raise any further capital. If plans from the initial business plan change or prove to be inaccurate the company may require further financing. If it is unable to obtain any additional financing as needed, it be required to either sell or reduce the scope of its operations. This may affect the prices expected by the directors and in turn affect the returns.

Government and Legislative Change and Threat of Litigation

Changes in government policy, in particular taxation and stamp duty could affect return on investment. There may also be future changes to government policy in relation to tenanted properties. The tenanted property sector is highly regulated and is at threat of further regulations. If such situations occur the company could incur unexpected costs or timings and the company could be adversely affected. However it is worth noting that in recent years the Governments Help to Buy scheme has helped many developers sell properties to worthy buyers who have been able to afford their home because of government support. Therefore changes in legislation can also have a positive impact.

Inflation figures predicted by the directors may also be higher or lower than forecast. The directors assume a rate of 2% when modelling expected returns, variations to this figure could affect the expected returns.

Liquidity of the Loan Notes

Loan Notes cannot be transferred to a third party and are not listed on any stock exchange. Property is an illiquid asset class.

Forward Looking Statements

This information memorandum includes statements that are (or may deemed to be) ‘forward-looking statements’. These statements can be identified by the use of words such as ‘believes’, ‘continues’, ‘expects’, ‘intends’, ‘may’, ‘would’, ‘should’ etc.

These forward looking statements are not historical facts and do carry risks and uncertainties. Forward looking statements contained in this memorandum should not be taken as representation that such trends or activities will happen in the future.
Your Bond

Next Steps

The application form available from your respective agent. Upon a successful application, Blackmore Estates will write to you confirming your acceptance to the scheme and will enclose all relevant Loan Note certification.

We strictly adhere to the Money Laundering Regulations of 2007 and therefore must request up to date personal identification and address verification information.

Please do not hesitate to contact us if you have any further questions.

Blackmore Estates telephone: 0207 0784 379

Email: info@blackmore-estates.com

This Invitation Document, which is a financial promotion for the purposes of Section 21 of the Financial Services and Market Act 2000, is issued by the Company which accepts responsibility for the information contained herein. This Invitation Document has been approved as a financial promotion for United Kingdom publication by Curzon Capital Limited, 34 Clarges Street, London, W1J 7EJ, which is authorised by the Financial Conduct Authority to conduct investment business (FRN: 191520).