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Extwistle Estate Project

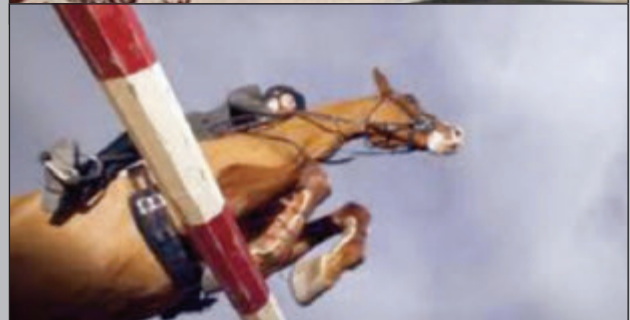


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- 9) You will be invited to view these sites in the UK
- 10) UK Citizenship available with this investment. *Terms and conditions apply.*

- Create an outdoor leisure and recreation complex around the Hall with potentially 400 luxury lodges, golf course, equestrian centre and fishing.
- Install a 5 MVA Solar Farm creating separate income stream via the UK Governments Feed in Tariff (FiT).
- Preferential rates on luxury lodges for shareholders, all lodges will have a 12-month residential license.
- 10 Acres of executive homes

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THE CONCEPT

Extwistle Hall is situated in 198 acres of land bordering Briercliffe, Lancashire.

The Hall itself is derelict but is listed as an 'At Risk' English Heritage Site as such there are significant pressures to renovate and maintain it.

The usual course of action for this would be use the Hall as part of a development lifting the area and offering new opportunities to the local people. This is exactly what D & P Sites Ltd is proposing.

Initially detailed planning will be submitted for approximately 10 acres of residential building bordering Briercliffe, along with 30 acres of solar farm. At the same time outline planning will be applied for the residue of the site including a golf course, equestrian center, fishing and luxury lodges.

This would allow Extwistle Hall to be renovated and used as a management centre for the development.

An independent report has been commissioned from Roger Lee Planning Limited giving the merits and proposed next steps for the project along with guidelines.

A meeting with Burnley Borough Council was attended by Roger Lee Planning Limited where there was a common mindset to grant the planning suggested.



SUMMARY

By gaining planning permission for 10 acres of residential housing then selling the building land all investors will be repaid and Extwistle Hall will be renovated. The pressure on Burnley Borough Council to renovate Extwistle is such that a planning gain will be granted to fund the £2.5 million renovation. The additional outline planning will allow the Hall to be maintained and create employment within the local area.

From an investors perspective D & P Sites Ltd are looking to raise funds based on the initial planning gain of the residential build, and the up lift of the land value. As an added bonus all initial investors will be offered preferential rates on the freehold purchase of the luxury Lodges.

No investment is totally without risk, but by using independent consultants and consulting with the local planning authority D & P Sites Ltd has reduced the risk to the minimum. This is a historic building that will be restored and made in to the centerpiece of a modern solution.

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Extwistle Hall



A Modern Concept for a Heritage Building

Extwistle The Background

Extwistle Hall is an historic building which stands high up on Extwistle Moor between Haggate (east of Brierfield) and the village of Worsthorne (near Burnley Lancashire). This listed building was built using coursed sandstone and has an original courtyard on

three sides. Unfortunately, all that now remains is a derelict ruin in desperate need of major renovation by a professional contractor. This Tudor-style historic building does have quite an interesting past.



Extwistle Hall – The History of a Listed Building

Once prominent in local affairs, the Parker family built Extwistle Hall in the 16th century. Although it was initially owned by Kirkstall Abbey, Robert Parker bought the land in 1537 after the Dissolution of the Monasteries*. The Parker family then occupied it for some two hundred years before moving to Cuerden Hall around 1718. The house was remodelled in the late 18th century. In 1653, John Parker became High Sheriff of Lancashire. In 1710, Robert Parker took on that role.

Extwistle Hall – A Historic Building At Risk

The hall is a listed Grade II building owned by a property company based in the Isle of Man. Yet it has remained unoccupied for more than twenty years and is listed in English Heritage's Heritage at Risk register. The hall is almost beyond practical repair. Walking around the structure today you would see its Yorkshire grey roof slates are missing, having been either stolen or smashed to pieces

within the belly of the building. Its fine leaded windows have been smashed into a thousand tiny pieces, whilst inside there are mangled and contorted oak beams, with the fabulously ornate plaster now slowly drooping away from the walls and ceiling; mostly the result of excessive water ingress.

Extwistle Hall – A Brighter Future?

Despite all these problems, Extwistle Hall would make for a fantastic historic building renovation project. With skill and careful conservation this listed building could be brought back to its former splendour. Luckily, there is some very exciting news.

** a series of administrative and legal processes started in 1536 by which Henry VIII disbanded monasteries, priories, convents and friaries in England, Wales and Ireland, appropriated their income, disposed of their assets, and provided for their former members and functions.*

Extwistle Hall – Public Concerns

Historian and local councillor Roger Frost said he would like to see the hall as part of a listed building restoration, but said residents could be concerned about an increase in traffic through Granville Street to gain access to the proposed housing development.

“The company owns quite a lot of land on Bend Hill Farm and access to the farm is through Harle Syke. I think the site is around ten acres. I know when applications have been made in the past for that part of the parish; there has been a lot of opposition in the area. To get to Bend Hill you have to use Granville Street and Queen Street. In the past Briercliffe Parish Council has agreed with residents. It could affect existing residents’ access and parking rights”.



The pressure on Burnley Borough Council to renovate Extwistle is such that a planning gain will be granted to fund the £2.5 million renovation.

The Concept

Extwistle Hall is situated in 198 acres of land bordering Briercliffe, Lancashire. The Hall itself is derelict but is listed as an ‘At Risk’ English Heritage Site (see attached project 1.1) as such there are significant pressures to renovate and maintain it. The usual course of action for this would be use the Hall as part of a development lifting the area and offering new opportunities to the local people. This is exactly what D & P Sites Limited is proposing.

Initially detailed planning will be submitted for approximately 10 acres of residential building bordering Briercliffe, along with 30 acres of solar

farm. At the same time outline planning will be applied for the residue of the site including a golf course, equestrian centre, fishing and luxury lodges. This would allow Extwistle Hall to be renovated and used as a management centre for the development (see attached project 1.3, 1.4 & 1.5).

An independent report has been commissioned from Roger Lee Planning Limited (see attached project 1.6) giving the merits and proposed next steps for the project along with guidelines. A meeting with Burnley Borough Council was attended by Roger Lee Planning Limited (see attached project 1.7) where there was a common mindset to grant the planning suggested.

Summary

By gaining planning permission for 10 acres of residential housing then selling the building land all investors will be repaid and Extwistle Hall will be renovated. The pressure on Burnley Borough Council to renovate Extwistle is such that a planning gain will be granted to fund the £2.5 million renovation. The additional outline planning will allow the Hall to be maintained and create employment within the local area.

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English Heritage Extwistle Hall

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: EXTWISTLE HALL AND ATTACHED GARDEN WALL AT SD 875 338

List entry Number: 1072655

Location: EXTWISTLE HALL AND ATTACHED GARDEN WALL AT SD 875 338

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Lancashire	Burnley	District Authority	Briercliffe

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 01-Apr-1953

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 184007

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record – This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record – This information may be included in the List Entry Details.

History

Legacy Record – This information may be included in the List Entry Details.

Details

SD 83 SE BRIERCLIFFE WITH EXTWISTLE 3/1 Extwistle Hall with attached garden wall at SD 875 338 1.4.1953 – II* Gentry hall-house, now farmhouse. C16 and C17, altered, partly destroyed and remodelled in later C19. Coursed squared sandstone and coursed sandstone rubble, with quoins, stone slate roofs on various levels, some with gable copings and ball finials. Irregular plan of uncertain development, with ranges on 3 sides of a small courtyard, the 4th side enclosed by a high wall; hall range on south side, 3 high storeys with 1st floor hall raised over a service basement (probably C17 rebuilding of C16 original); at the east end a low 2-storey crosswing (probably C16) and attached to the north-east corner of this another low 2-storey range (perhaps formerly lodgings); at the west end, overlapping the corner of the hall and built to the same height, a projecting stair wing of 4 storeys, which is the remodelled surviving element of formerly much larger crosswing (probably later C17). Numerous features of interest externally, including hall window of 15 + 15 lights with a king mullion, 2 transoms, and mullions with ogee moulding, and at ground floor of rear of hall range a C16 window of 3 round-headed lights with hollow spandrels and chamfered flush mullions. Interior: in east wing, 2 king-post roof trusses (one open); in hall range, lofty hall (now partitioned) with moulded arched fireplace (blocked), remnants of moulded plaster decoration including geometrical patterns on ceiling, vine frieze, and foliated overmantel lettered]“CRAS NESICIO CUIUS”. Home of gentry family of Parker from mid C16. For further details see RCHM pp.135-7 et passim; VCH Lancs VI pp.472-3. Listing NGR: SD8750033800

Selected Sources

1. **Book Reference** – Author: Pearson, S – Title: Rural Houses of the Lancashire Pennines 1560-1760 - Date: 1985
2. **Book Reference** – Author: Farrer, W and Brownbill, J - Title: The Victoria History of the County of Lancaster – Date: 1911 – Volume: 6 - Page References: 472–3

National Grid Reference: SD 87605 33



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PROJECT 1.2

Heritage Category:	Listing
List Entry No :	1072655
Grade:	II*
County:	Lancashire
District:	Burnley
Parish:	Briercliffe

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SD 87605 33800
Map Scale:	1:1250
Print Date:	11 March 2014

ENGLISH HERITAGE

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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: EXTWISTLE HALL AND ATTACHED GARDEN WALL AT SD 875 338



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PROJECT 1.3







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PROJECT 1.5





PROJECT 1.6

**Land at Extwistle Hall
Briercliffe Burnley**

Development Potential Report



EXTWISTLE HALL, BRIERCLIFFE

NOTES OF MEETING WITH BURNLEY BC 11/12/2013

Present:

Sue Belton – Burnley BC
Erica Eden Porter – Burnley BC
Roger Lee – Planning Consultant
Dennis Deakin – Architect
Sam Deakin – Architect
Ricky Bews – on behalf of landowner

1. *Introductions*

- 1.1 RB introduced project team and advised that work had been on-going since the last meeting 12 months ago.
- 1.2 It was agreed that the Council wanted the development to focus on the preservation of the Hall.

2. *Draft Plans*

- 2.1 RL/DD referred to the draft master plan and what the current proposals showed.
- 2.2 RL emphasised that these were basic illustrative drawings at this stage and needed to be developed further following discussions with the Council with land uses for the land in between the cabins and houses to be considered.
- 2.3 RL advised that some of the uses being looked at for the middle land were – solar farm, equestrian, woodland planting, horse trekking, cycling paths, fishing lakes/pegs. The Council in response is keen to see the land uses opened up to the community which RL said would be acceptable to the developers.
- 2.4 RL pointed out that car parking, allotments would also be provided for the Mill and community. SB supported this.
- 2.5 EEP wanted to know what the end use of the Hall and associated buildings was going to be. RL/RB advised – linked to log cabin park providing restaurants, offices, gym, swimming pool, etc. DD advised that this was the best way to ensure a long term future for the Hall – i.e. a viable use linked to the holiday park.
- 2.6 RB reminded that planning approval already granted in 1991 for leisure use of land.
- 2.7 SB advised that housing numbers need to be justified via a cost assessment of restoring the hall. RB advised that this has previously done. It was agreed though that this needed updating to reflect the current situation and this would determine the amount of housing that could be considered acceptable.
- 2.8 EEP also said that the Hall would need to be subject to marketing for a 6 month period in order to ensure that there was no other party willing to restore it – this was an English Heritage requirement. RL said this could be done whilst plans were being progressed and that there was little prospect of anyone showing such interest – all agreed.

- 2.9 RB said that there was a wish on the Council's part to consider more upmarket housing and therefore the house sizes had been increased and numbers reduced. EEP/SB agreed but reiterated it was all dependent on the costs of the Hall restoration. The viability appraisal is therefore key to the housing development and this needs to be submitted as a formal report setting out the financial justification.
- 2.10 SB advised that the log cabins could be considered as appropriate countryside development in their own right and that the suggested link to the Hall and associated buildings would appear to be a good way of ensuring its long term use and viability.

3. *Planning Application*

- 3.1 Reports required by the Council to support a planning application are:
- Flood Risk Assessment;
 - Planning and Heritage Statement;
 - Design and Access Statement;
 - Coal Mining Risk Assessment;
 - Structural Survey of Hall;
 - Financial Viability Appraisal;
 - Phase 1 Ecology Report;
 - Traffic Assessment and Travel Plan;
 - Planning Obligations Statement;
 - Drainage Strategy;
 - Landscape Impact assessment
- 3.2 In terms of drawings, the Council would expect to see some visual 3D images as part of the overall submission.
- 3.3 Council reiterated the need for a 6 month marketing period for the Hall
- 3.4 With regard to Planning Obligations (e.g. affordable housing, open space contributions, etc) the Council would be prepared to reduce or waive these requirements dependent on the financial viability appraisal.

4. *Conclusions*

- 4.1 It was agreed that from the applicants side further progress would be made on issues discussed and then a further meeting would be arranged.
- 4.2 The leisure development in principle is not contrary to policy and can succeed in its own right. The residential is dependent on the viability appraisal findings.

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