

Newsletter



Introduction

Welcome to the Winter 2023 edition of our Newsletter, created to enable our KENZOKU friends, family and partners to keep up to date with our past, current and future plans. We have so much to say and do, that's why our motto is 'Make it Happen'. Hope you enjoy the content and if you wish to become part of our family, get in touch whether you are a supplier, tradesman, investor, land-owner, etc. Become involved in our big happy family!

Kenzoku - What we are all about

We are a Norfolk based company specialising in property development, renovation and letting. KENZOKU is a Japanese term which when translated literally means 'family'. The connotation suggests a bond between people who have made similar commitments and therefore share a similar destiny. We hold our family values close to all of our operations. We focus on unique, desirable and sought after locations throughout Norfolk in which to create the best properties offering optimal returns for everyone involved.

Our values are Trust, Reliability, Honesty, and we are committed to teamwork and friendship to maximise returns and positive experiences for all our partners and investors. We create a win win position for all.

Latest News

Maintaining our momentum!

2023 has been a year of turbulence in the property sector with a range of concerns from Nutrient Neutrality restrictions through to high interest rates stagnating the buoyancy of property sales and the number of properties coming to market. During challenging times it is important that we seek to find more innovative ways to remain focused, productive and ultimately successful. We have invested more time in education and networking, and a recent visit to London to attend the Baker Street Property Meet. The event was attended by numerous property developers enabling the sharing of current strategies and best practice in the sector.

Team Focus

Champion's Mortgage Solutions

Over the past few years we have worked hard to create our team (family) of experts and professionals who diligently support us to achieve our goals. As you can imagine we rely heavily upon mortgages and bridging products, and thankfully we have the very best broker (in our humble opinion) in our corner!! Nick Champion of Champion's Mortgage Solutions has been by our side now for several years and he has been a revelation for our business. Mortgaging properties can be a very stressful and challenging process, so it is vital that you have a trustworthy and dependable broker. Nick has been amazing for us and always delivers!!

<https://championsmortgagesolutions.co.uk/>



Winfarthing Barns



November and December have been terribly wet and has 'dampened' our efforts somewhat, however we have 4 out of 5 plots pushing on quickly with brickies, roofers and carpenters on site daily. Plots 1, 2 and 3 will have roofs finished by the end of January and plot 4 has its roof truss waiting to be installed. Once water tight our focus will move to internals with plastering, floors, doors and kitchen designs all programmed in.

Hot off the press

The last 2 to 3 months of 2023 were crazy busy with a range of projects either starting, mid-way through or coming to an end. A lot of our focus currently has been on 2 of our most recent acquisitions at Silver Road and Sprowston Road from a recently retired landlord. Both have been excellent purchases, but as with all tired and dated properties they have come with a range of challenges, just to keep us on our toes!



Sprowston Road

This traditional terraced property has been split into a ground floor flat and a first floor flat. We bought the property with a tenant in-situ on the first floor, so we refreshed and refurbished the ground floor flat in readiness for a new tenant. The result has been great as you can see.

We have now encountered some structural issues on the first floor, so our plans have changed and we have moved the tenant downstairs so we can make the necessary improvements. This has put our plans back somewhat however we will end up with a high spec first floor flat that will command a higher rental yield and hopefully re-mortgage value, turning a negative into a positive.

Silver Road

This project has moved along quickly as we have focused the attention of our team. We aim to complete the first floor flat by the end of January. We have completed internal and external brickwork improvements, levelled up floors, installed new studwork walls throughout, extensive plumbing works and we now wait to install the new kitchen and bathroom. We hope to run this flat as serviced accommodation from February.

We have also submitted our planning application for a new ground floor flat on the vacant land next door. We don't expect a quick response from the Local Authority due to Nutrient Neutrality, but we will at least join the queue for a decision. Fingers crossed.



Harbour Hub



Harbour Hub has had a lovely facelift with cladding, signage and decorations being tastefully completed. The works have transformed what was a tired harbour frontage and it now stands out majestically. We have used a cladding material called Rock Panel that is a highly durable material that will withstand the sea-front environment. Signage was installed by our valued supplier at Monarch Signs and looks amazing. We certainly hope to stand out from the crowd as we seek to get all our 19 apartments and 9 offices fully occupied. We have also finished the rendering works at the rear of the property as well as completing the CCTV and external lighting works. Check out our website at www.harbourhub.co.uk



Heading North

We continue to focus some of our attention on the North East and we successfully acquired our 3rd property in Stockton on Tees. Our property partner (Horizon Properties) are busy renovating our 2nd and 3rd property in readiness for renting via their serviced accommodation platform. The North East continues to give value for money on purchase and great yields for the rental markets, as there is exceptionally high demand. 2024 should be a busy year for us as we seek to double our portfolio.



Get Involved - Invest

Since our formation in 2018 our success and growth would not have been possible without the financial support from our Investors. We are continually seeking new investors for our projects. Each project is tailored to its bespoke circumstances, and subsequently the guaranteed return to you as an investor. We have a specialisation in Barn Conversions, as well as various other residential and commercial projects which are constantly available. We are happy to discuss project ideas, suggestions or developments with you, and this can also include joint ventures. We currently have opportunities to invest in our North-East projects, as well as forthcoming new developments in Norfolk. Investments can vary in size but are generally £25,000 as a minimum. Investors receive 12% per annum interest with projects lasting between 12 and 24 months. To learn more and get involved as a Kenzoku Investor, [Register Here](#).

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