

With combined experience of over 50 years of land promotion, the Pigeon management team can provide its landowning and investment partners with the very best service available in the East of England today.



James Buxton

James joined Pigeon as Executive Chairman in January 2011 after a career of 32 years at Bidwells, of which 10 years were as Senior Partner. He is a well recognised figure in the national property market having advised landowners, developers and institutions on all aspects of property development and promotion.

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William Stanton

William was appointed to the board of Savills (L&P) Ltd in 2005 where he had overall responsibility for the Eastern Region. He joined Pigeon in 2008, where he has used his extensive knowledge of the regional property market and his experience to identify opportunities and provide solutions to complex property matters.

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Richard Stanton

Richard has a wide range of business experience gained from management roles in the property, financial and agricultural sectors. Having co-founded Pigeon Holdings in 2001 Richard has managed a series of successful property transactions, creating value from both development and investment opportunities. He is responsible for the day to day management of the Pigeon business.

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William van Cutsem

William is a qualified Chartered Surveyor and was formerly a member of the Savills Investment team. He is Investment Manager for the Pigeon East of England Property LP where his role is to evaluate opportunities and provide the analytical expertise to build a secure and balanced portfolio.

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PIGEON INVESTMENT MANAGEMENT LTD

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Innovation in property





Pigeon Investment Management was formed in 2008 and quickly established itself as one of the most innovative property companies in the East of England.

It manages commercial and residential property investments of over £50m on behalf of its investors and is currently promoting land for over 7000 dwellings for its landowning partners.

managing property investments of over £50m

promoting land for 7000 dwellings through the planning process

PROPERTY INVESTMENT

Pigeon launched its East of England Property LP in 2010 and within 6 months it acquired Thorpe Wood House in Peterborough. Let to Anglian Water until 2028, this office building is a good example of the sort of high quality, secure investment that Pigeon is able to acquire off-market.

The management team is currently considering a number of investment opportunities which will balance and diversify the Fund. The Fund is due to be wound up in 2016, at which time its investments will be sold and shareholders' funds will be returned. Depending upon the property market and values at the time, Pigeon may establish a second fund into which these investments will be transferred at full market value.



PRINCIPAL ACTIVITIES

The principal activities of the business are property investment and promotion of land for development. Pigeon seeks to deliver the best possible returns for its investors and partners by combining its market knowledge, innovation and rapid decision making.

The company is funded by its investors and shareholders. It has the technical expertise, resources and financial backing to handle projects of any size. This has enabled it to take advantage of a weak property market, building up a portfolio of quality properties which will generate substantial returns as values increase.

INVESTOR OPPORTUNITIES

Pigeon offers investors the opportunity to take a stake in the property market in the East of England, one of the fastest growing regions in the UK. Investors can choose between the Pigeon East of England Property LP, which invests in high quality property with strong covenants and dependable revenue streams, and other property assets acquired through Special Purpose Vehicles.

These property assets offer the potential for higher returns to reflect greater exposure to risk, with the potential to benefit from relief from tax. In all cases the directors of Pigeon co-invest alongside investors, ensuring total alignment of interests and a real commitment to achieving successful results.



SPECIAL PURPOSE VEHICLES (SPVs)

The company has established a number of Special Purpose Vehicles in which it has acquired a range of properties with the principal objective being value enhancement. These properties usually generate income whilst the management team works to add value by re-gearing leases, improving covenant strength, site assembly, or obtaining planning permission for change of use.

The management team usually acquires properties off-market using its market knowledge to identify opportunities often unavailable to its competitors. The use of SPVs limits investors' exposure to risk, and in some cases gives the benefit of relief from Income Tax and Capital Gains Tax.

STRATEGIC LAND PROMOTION

Pigeon is promoting strategic land for over 7000 dwellings through the planning process, on behalf of landowners. It provides planning and development expertise, and the funding for each project. As Pigeon is not a house builder, its interests are aligned with its landowning partners, with the shared objective of maximising land value through effective promotion and realising that value on the open market.

Successful land promotion is a rare skill. It involves understanding the planning process, engaging and consulting with local politicians and other stakeholders and being creative in devising a development scheme which will maximise land value. Crucially, it involves having the resources required to sustain a promotion programme for a number of years.