

Private equity in property





Ideas, & energy & expertise

Pigeon is an entrepreneurial property company operating mainly in the Eastern Region. We create value for investors through Land Promotion and Property Investment.

The exceptional economic performance of the Eastern Region has created unprecedented demand for housing and a tightening supply of good quality commercial property. Through co-investment with a small group of private individuals, Pigeon has assembled an exciting portfolio of valuable projects.

£250m

Projected end value
of commercial portfolio

Promoting land for

16,000+

dwellings for our
landowning partners

Developing

4m sqft

commercial space

£200m

funding for freehold
land acquisition

Resourceful

Creative, knowledgeable and well-connected, **Pigeon** identifies valuable property investment and development opportunities. The Board is supported by considerable in-house professional resource including chartered surveyors, town planners and engineers.



**JAMES
BUXTON**

EXECUTIVE CHAIRMAN

Appointed as Chairman following a career at Bidwells, including a decade as Senior Partner, James is a nationally recognised figure in the property market and leads the land promotion team.



RICHARD STANTON

DIRECTOR

Richard manages day to day operations, fundraising and investor relations. His experience spans a wide range of management roles across the property, financial and agricultural sectors.



WILLIAM STANTON

DIRECTOR

A former board member of Savills (L&P) responsible for the Eastern Region, Will identifies opportunities and provides financial solutions to complex property matters.



WILLIAM VAN CUTSEM

INVESTMENT DIRECTOR

Using his analytical and managerial skills to evaluate opportunities and build an imaginative and balanced portfolio, William leads Pigeon's investment activity.



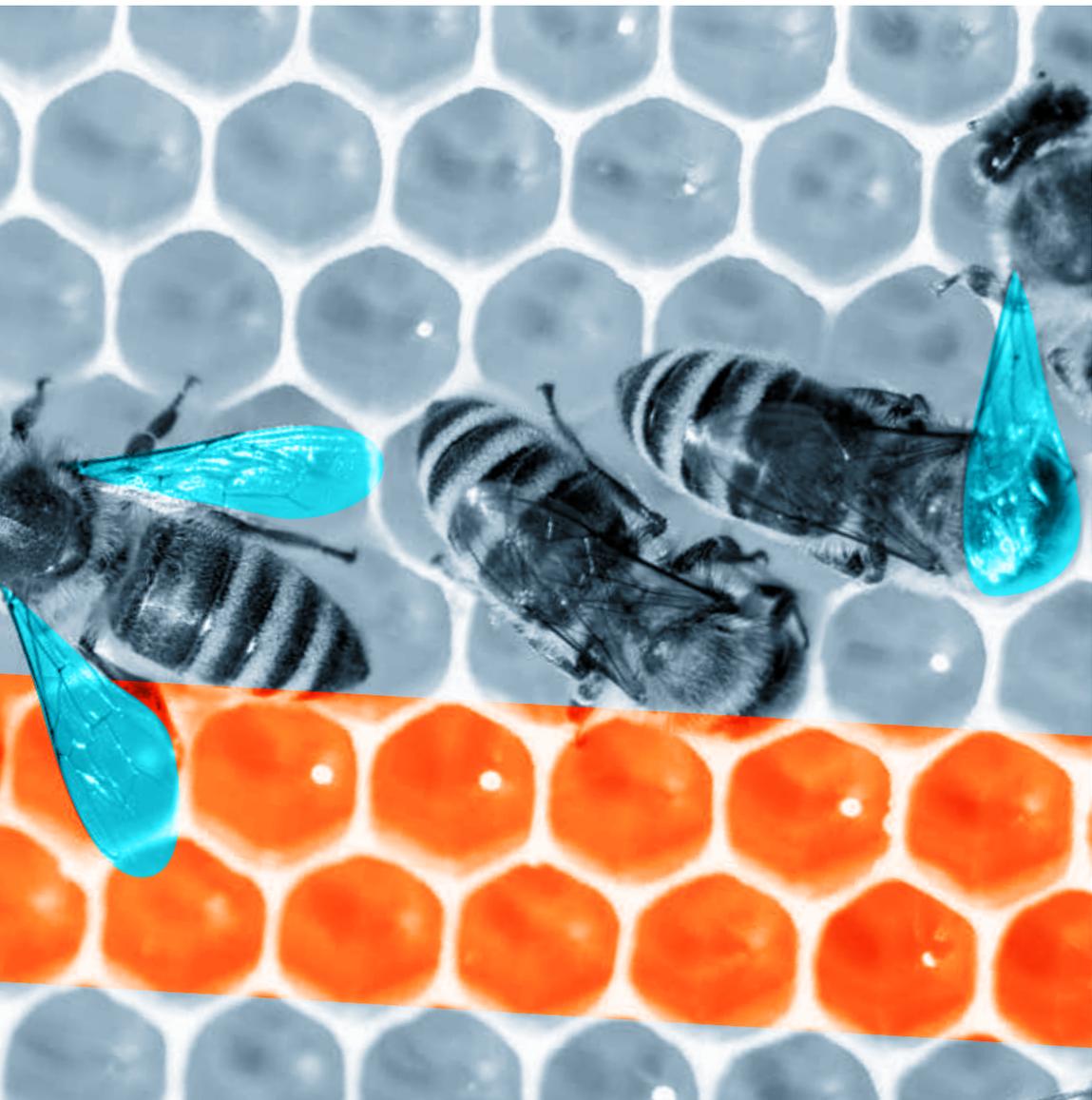
SIMON BUTLER-FINBOW

PLANNING DIRECTOR

Simon has a successful track record in both the public and private sectors. He applies his development experience and local political knowledge to deliver sustainable, designed schemes.



The **Land Promotion** team uses its knowledge and many years' experience to promote well located sites for development on behalf of its landowning partners. The objective is to create schemes with a sense of place and character.



Case studies

CAMBRIDGE SOUTH Cambridgeshire

Jointly selected with Lands Improvement Holdings to promote 417 acres of land owned by Jesus College to the south of Cambridge. The land has the potential to deliver 115 acres of science park and up to 1,250 dwellings.



417
acres



1,250
dwellings



ACTIVE PROMOTION
via public examination

WOOLPIT Suffolk

Appointed by private landowners to promote 16 acres of agricultural land, planning was approved within 12 months. Pigeon was noted for community engagement and recommending a site with clear community benefits.



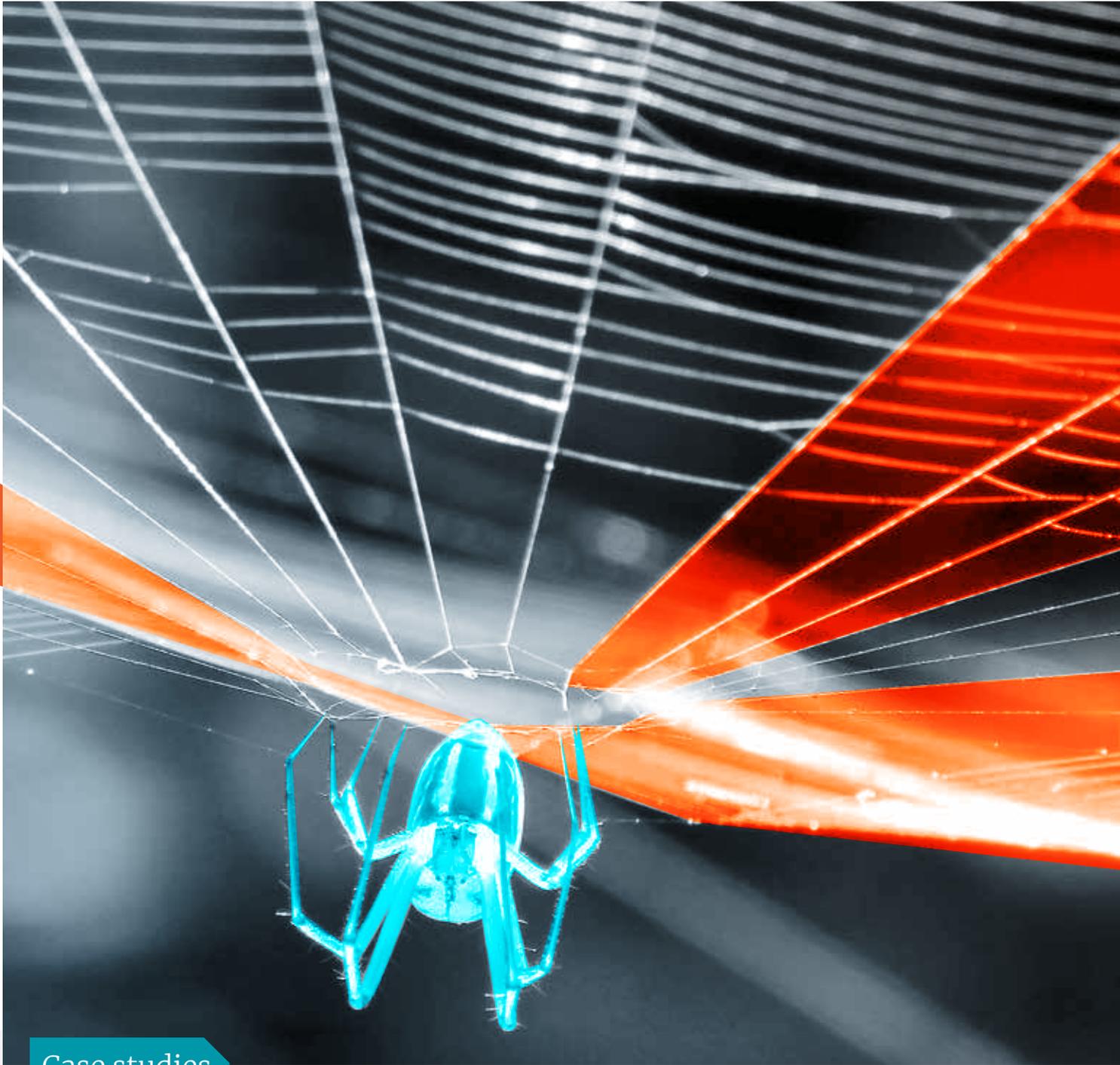
16
acres



120
dwellings



PLANNING APPROVAL
within 12 months



Case studies

FIVEWAYS A11

This successful five-acre development on the upgraded A11 is comprised of a Shell petrol filling station and a McDonald's drive-thru restaurant, each let on a 25 year lease.



Precise

The Pigeon **Investment model** targets yield and capital growth. Our track record demonstrates the capability to capitalise on the exceptional economic growth of the region.

OLDING ROAD Bury St Edmunds

This three acre high bay distribution unit, located in Bury St Edmunds, formed part of a wider redevelopment area of circa 10 acres. Following negotiation of a new lease with DHL, the property was sold to St Edmundsbury Borough Council, producing an investment return of 17% IRR.



3
acres



17%
investment return



<5
year hold

BROADLAND GATE Postwick

This 54 acre strategic employment and retail site is located on the south east side of Norwich, fronting the A47. The first six acres has been sold to Inchcape for a new Jaguar Land Rover dealership. Pigeon is the Development Manager in a joint venture.



54
acres



**PREMIUM
OCCUPIER**
Jaguar Land Rover



**PRIME
ROADSIDE**
location

“**Together**, from experience accumulated over a lifetime of living and working in the region, we have created a fast growing and innovative property company.”

“Pigeon were the landlords of Thorpe Wood House in Peterborough where Anglian Water are tenants. We entered into a complex extension of our lease. Pigeon provided a fast, efficient and transparent approach and our relationship has continued in this manner.”

JOHN CORMIE Property Director, Anglian Water Group

“I always enjoy looking at Pigeon sourced investments; they are carefully selected and allow direct participation. The Investment team are enthusiastic, conscientious, and achieve good results.”

NIGEL GAMBIER Private Investor



“Pigeon secured an allocation for development of my family’s land at Thetford. They obtained planning permission for 5,000 dwellings and 50 acres of commercial development. The team worked tirelessly to achieve our objective which will enable Thetford to grow and enhance its position as a thriving market town in a strategic location midway between Cambridge and Norwich.”

PATRICK FISHER KingsFleet, Thetford

“Jesus College appointed Pigeon Land as joint promoter of its Science Park and housing development in Cambridge. We are delighted with the energy, effort and enthusiasm that they have put into the project, and the skill with which they have assembled and directed a large professional team.”

CHRISTOPHER PRATT Bursar, Jesus College



“The Pigeon team have the perfect combination of development experience and local knowledge to deliver projects with a market beating return. Investing on a project by project basis gives me really good visibility of the progress of each investment.”

NICK JENKINS Founder, Moonpig



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