

Elmdon Ground Rent Guide

The Pad, Holloway Road, London, N7



Purchased September 2011

Kings Court, 523 Finchley Road, London, NW3



Purchased October 2011

Are you getting the best price for your ground rents?

We purchase all types of ground rent for long term investment, and consistently offer high prices and rapid completions. It is our intention to retain our purchases for 30-40 years after our purchase, so we can take a long term view. We are an owner-managed business, so can normally make offers within 24 hours of your enquiry.

How long does the sale process take?

- If your ground rent comprises apartments where more than 50% have been sold on long leases we will need to serve Section V notices on the lessees. This gives them a two-month period to respond, after which, if they do not take up the notices, we can complete in circa 3 weeks.
- If you have sold less than 50% of the apartments, or more than 50% are owned by one entity, there is no requirement for Section V notices, so we can normally complete within 3 weeks of agreeing heads of terms. We can also work with you to structure the leases to maximise value.
- If your ground rents are on houses there is no requirement at all for Section V notices to be served, so we can normally complete within 4 weeks of agreeing terms.

Why do people sell ground rents?

- Avoid the administrative hassle of invoicing and correspondence
- Release a capital sum to invest in the next project/ pension fund
- Wind up a company established for a specific construction project or a probate estate – tying up the loose ends by disposing of the remaining assets



Elmdon Real Estate LLP

About Elmdon

- Dedicated ground rent investment company
- Cash funded long term investors
- Large existing national portfolio

If you think we can assist you
with your ground rent disposal
please call us on:

0800 015 2500

Our Unique proposal

- We don't do any block management – we will appoint professional external managing agents or retain your existing ones
- We treat leaseholders fairly and use state-of-the-art software to administer our collections
- We use specialist external solicitors who specialise in ground rent purchases – this ensures the sales process is as rapid as possible

Why Elmdon?

- Reliability – we stick to our prices and timescales
- Speed – we aim to complete most transactions within 3-4 weeks
- Track record – we purchase over 100 freehold interests each year



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