

HOUSE PRICE SAVINGS One-hour commute can save £500k



LIVING an hour outside London could slash half a million pounds off house prices compared with buying a home in zones one and two, according to new research. Commuter towns such as Crawley, Windsor (pictured), Rochester and Peterborough have an average house prices of £316,000, a survey by Lloyds Bank found. That's just over £480,000 cheaper than the average house prices of £797,158 for homes in zones one and two, and £200,000 cheaper than prices in zones three to six.

ANNOUNCEMENTS

LEGAL AND PUBLIC NOTICES

CITY OF LONDON

THE PLANNING ACTS AND THE ORDERS AND REGULATIONS MADE THEREUNDER

This notice gives details of applications registered by the Department of The Built Environment Code: FULL/PULMA1/PULEIA/PULLR3 – Planning Permission; LBC – Listed Building Consent; TPO – Tree Preservation Order; OUTL – Outline Planning Permission

St Bartholomew House, 58-59 West Smithfield, London, EC1A 9DS

17/0102/LBC

Installation of internal secondary glazed windows at first floor level.

181 Queen Victoria Street, London, EC4V 4DY

17/01036/FULL

Installation of two condenser units at roof level.

Tower 42 International Financial Centre, 25 Old Broad Street, London, EC2N 1HQ

17/01043/FULL

Change of use of ancillary office space (Class B1) use to retail unit (Class A1) use at ground floor level (Total floorspace 15sqm).

335 High Holborn, London, WC1V 7PX

17/01061/LBC

(1) Retention of one set of non-illuminated perspex letters to the shopfront transom and one internally suspended hanging sign behind the shopfront glazing; (6) installation of one externally illuminated projecting sign to the High Holborn frontage at ground floor level.

Applications can be viewed at www.planning2.cityoflondon.gov.uk or at the Department of the Built Environment, North Wing, Guildhall, Basinghall Street, London EC2, between 09.30 and 16.30. Representations must be made within 21 days of the date of this newspaper notice or in writing to PLNComments@cityoflondon.gov.uk or the Chief Planning Officer, PO Box 270, Guildhall, London, EC2P 2EJ. In the event that an appeal against a decision of the Council proceeds by way of the expedited procedure, any representations made about the application will be passed to the Secretary of State and there will be no opportunity to make further representations.



CITY OF LONDON

Notice is hereby given that the Common Council of the City of London as traffic authority for the undermentioned streets will make several Orders on 9 November 2017 under Section 14(1) of the Road Traffic Regulation Act 1984 as amended by the Road Traffic (Temporary Restrictions) Act 1991. The effect of these Orders will be to prohibit vehicles (or pedestrians where stated) from entering the said roads.

Carlisle Avenue (Jewry St to Northumberland Alley) — Filming
From 8am Tuesday 21 November 2017 to 6pm Monday 30 April 2018. Alternative route: Jewry St, Aldgate, Fenchurch St, Lloyds Avenue, Cattedr Friars & Northumberland Alley. Northumberland Alley and the remainder of Carlisle Avenue will be made temporary two-way for access.

Queen Victoria St (White Lion Hill & New Bridge St) & Puddle Dock (Queen Victoria St to Upper Thames St) — Filming

From 7pm each Friday to 4am each Monday from 1 December to 11 December 2017. Alternative route for Queen Victoria St: W/B via Cannon St, St Paul's Churchyard, Ludgate Hill, Ludgate Circus & New Bridge St. Alternative route for Puddle Dock: W/B Queen Victoria St via Cannon St, St Paul's Churchyard, Ludgate Hill, Ludgate Circus & New Bridge St. E/B Queen Victoria St via Queen Victoria St, Cannon St, King William St, Eastcheap, Great Tower St & Byward St. W/B Upper Thames St via Blackfriars Underpass, Victoria Emb, Temple Place, Victoria Emb, Victoria Emb Northern slip road & Queen Victoria St. E/B Upper Thames St via Upper Thames St, Lower Thames St, Byward St, Tower Hill, Minories, Aldgate, Fenchurch St, Gracechurch St & Cannon St.

Bennet's Hill (Castle Baynard to Queen Victoria St) — Filming
From 7pm each Friday to 4am each Monday from 1 December to 11 December 2017. Alternative route: None

Blackfriars Passage (Blackfriars Bridge to Puddle Dock) — Filming
From 7pm each Friday to 4am each Monday from 24 November to 11 December 2017. Alternative route: Blackfriars Bridge, Southwark St, Southwark Bridge Rd, Southwark Bridge, Upper Thames St, Lower Thames St, Byward St, Tower Hill, Minories, Aldgate, Fenchurch St, Gracechurch St & Cannon St.

Castle Baynard St (Junction Puddle Dock) — Filming
From 7pm each Friday to 4am each Monday from 1 December to 11 December 2017. Alternative route: None

Wallbrook (Junction with Cannon St) — Carriageway Works
From 8am Monday 20 November to 6pm Sunday 26 November 2017. Alternative route: Wallbrook & Queen Victoria St. Wallbrook between Cannon St & Bucklersbury to be made temporary two-way for access.

For further information please refer to www.cityoflondon.gov.uk/streets/works.
Enquiries to Traffic Management Services on 020 7332 1551

Carolyn Dwyer BEing (Hons),
DMS, CMLT, PCBIT
Director of the Built Environment



Dated 31 October 2017



SPORT

Justin Rose is blooming just in time for Race To Dubai tilt

SAM TORRANCE ON AN EXCITING CLIMAX TO GOLF'S EUROPEAN TOUR SEASON
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CITYAM

THE OTHER LONDON STOCK EXCHANGE

CAPITAL RAISING ON PUBLIC MARKETS

Investing in property-focused companies gives investors exposure to the property market without needing to invest in and manage properties directly. Equally, it allows greater diversification in terms of geography and income, for example, from rental yields, capital gains or a combination of the two. Investing in quoted or listed securities on NEX Exchange, investors have the flexibility of access to live prices, liquidity and market makers. On NEX Exchange, investors can benefit from tax exemptions offered by the UK government aimed at helping fuel small business growth. These range from capital gains and inheritance tax reliefs to being able to invest using your Individual Savings Account allowance.

Listing a Real Estate Investment Trust (REIT) on NEX Exchange is a tax-efficient way of gaining exposure to the property sector since REITs are exempt from capital gains and corporation tax. Walls & Futures REIT [NEX:WAFR] recently made their first supported housing investment, improving their net asset value by 4.4 per cent. They also joined the

Social Stock Exchange. With their next fundraising opening soon and partners ranging from local authorities to charities, Walls & Futures REIT gives investors looking at social impact exposure to this sector.

Ace Liberty & Stone [NEX:ALSP] recently announced its annual results. The Group's property holdings grew 32 per cent to over £38.9m and pre-tax profit increasing to £1.1m from £0.6m the previous year. Ace continues to grow their portfolio making further purchases totalling £10.25m in Margate and Barnstaple, enabling access to investment in these areas.

By contrast VIA Developments [NEX:VIA1] has issued a debenture on NEX Exchange and currently pays investors seven a per cent coupon as they leverage debt finance to expand their property development portfolio.

Being quoted on NEX Exchange has meant that these securities are also eligible to be included in Self-Invested Pensions (SIPPs) and Individual Saving Accounts (ISAs). To see the full range of debt and equity investments available in the property sector, visit nexexchange.com/companies.

Patrick Birley is chief executive of NEX Exchange



REACH INVESTORS RAISE CAPITAL

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BLACK SEA PROPERTIES [NEX:BSP] – RAISING MONEY & GROWING ITS PORTFOLIO IN PRIME BULGARIAN LOCATIONS

WHAT DOES BLACK SEA PROPERTY (“BSP”) DO?

BSP focuses on generating capital gains through financing, selling and developing property in Bulgaria. BSP concentrates on prime areas such as Bulgaria's Black Sea coast, its ski resorts and the capital, Sofia.

WHEN DID YOU JOIN NEX EXCHANGE?

BSP joined NEX Exchange on 22 August 2016 with a market value of €5.4m. Determined to pursue its investment strategy and create tangible value for its shareholders, 14 months following this listing, today BSP's valuation has risen by over 250 per cent and now stands at €13.7m.

WHAT WAS YOUR EXPERIENCE OF FUNDRAISING WHILE ON THE MARKET?

This month, through our long-term London adviser and broker, Peterhouse Corporate Finance, we completed an equity fundraising of €5.4m from a combination of existing shareholders and new institutional investors.

We've also secured financing for €7m via a bank loan which has enabled us to acquire the UniCredit Building, an office building with a prime location in the center of Sofia.

WITH THIS ABILITY TO FUNDRAISE, HOW HAS BSP DEVELOPED?

The UniCredit Building has approximately 98,000 square feet of total built-up area spanning five floors, a basement and loft space. Designed by Nikola Lazarov, it is an architectural and art heritage site in Sofia. The Bulgarian property market is in the expansion phase and we forecast that this will continue into 2018, supported by strong occupier demand in all commercial segments. Increased investment activity and good market liquidity in the last few quarters should encourage further investment interest in a market currently dominated mostly by South African property funds.

Alex Borrelli is Non-Executive Chairman at Black Sea Properties Plc.



NEX Exchange assists SME growth companies to achieve their financial goals.

For more information, visit: WWW.NEXEXCHANGE.COM/BENEFITS or ring 0207 818 9774

DISCLAIMER: This article is for information only and does not constitute a recommendation to invest. Investment in a company admitted to the NEX Exchange should only be undertaken after careful consideration and, if appropriate, consultation with an independent financial adviser.