



PROJECT SPECIFIC | INVESTMENT SUMMARY

Gannel Waterside, Pentire

Important notice to investors

This document is exempt from the general restriction in Section 21 of the Financial Services and Markets Act 2000 on the communication of invitations or inducements to engage in investment activity on the grounds that it is made to 'investment professionals' within the meaning of Article 19 of the Financial Services and Markets Act (Financial Promotion) Order 2005 (FinProm); persons believed on reasonable grounds to be 'certified high net worth individuals' within the meaning of Article 48 FinProm; persons who are 'certified sophisticated investors' within the meaning of Article 50 FinProm; and persons who are 'self-certified sophisticated investors' within the meaning of Article 50A FinProm.

Please ensure you read the Information Memorandum ("IM") in full, in conjunction with this Investment Summary ("IS"), including the FAQs and the KEY RISKS.

If you are in any doubt about the contents of this document, we strongly recommend that you consult and seek advice from an authorised person who specialises in advising on the acquisition of shares and other securities, and is authorised under the Financial Services and Markets Act 2000 ("FSMA"). An investment in API CRANTOCK BEACH INVESTMENTS LIMITED (the "Company", the "Issuer") with Company Registration number 15534596 will not be suitable for all recipients of this IS and the accompanying IM.

The purpose of this IS is to provide information to individuals who have expressed an interest in the possibility of investing in Redeemable Shares (the "Redeemable Shares") issued by the Issuer.

An application form to subscribe for Redeemable Shares will only be provided to persons:

a) who can evidence to the Directors of the Issuer that they are either:

- (i)** certified as a 'high net worth individual',
- (ii)** certified as a 'sophisticated investor',
- (iii)** self-certified as a 'sophisticated investor', in each case in accordance with the FCA's Conduct of Business Sourcebook (COBS), Chapter 4.7;

b) who are pension fund trustees investing pension money, where the beneficiary of the pension would otherwise be entitled to invest in accordance with the terms of this invitation (referred to herein as "Potentially Eligible Investors").

Potentially Eligible Investors should consider carefully whether an investment in Redeemable Shares is suitable for them in light of their personal circumstances and the KEY RISKS noted in the accompanying IM.

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Nothing in this document shall be construed as the giving of investment advice by the Issuer or any other person. If you are in any doubt as to whether to invest in the Redeemable Shares described herein, you should consult an independent financial adviser ("IFA") who is qualified to advise on investments of this nature.

This IS does not constitute a prospectus to which the Prospectus Rules of the Financial Conduct Authority apply. This IS has not been approved by the Financial Conduct Authority or any other regulatory body. You should ensure that you have read and understood all of the accompanying IM before applying for Redeemable Shares.

The distribution of this document in certain jurisdictions may be restricted by law, and therefore persons into whose possession this document comes should inform themselves about, and observe, any such restrictions. Any such distribution could result in a violation of the law of such jurisdictions.

API CRANTOCK BEACH INVESTMENTS LIMITED will issue the Redeemable Shares to fund the delivery of a development site situated at "Gannel Waterside, Pentire, Cornwall". The Redeemable Shares will carry a profit share. Each Redeemable Share, with a nominal value of £1,000, shall entitle the holder to one fourteen-hundredth (1/1500) of the net profits attributable to the Redeemable Shareholders from the development and associated business.

Security

A Corporate Guarantee to be provided by RST Group Holdings Limited. This guarantee is limited to the Capital Sum The Corporate Guarantee can only be exercised in the event of negligence, misconduct or breach of contract.

Use of Funds

API CRANTOCK BEACH INVESTMENTS LIMITED shall invest the proceeds raised from the issue of the Redeemable Shares in the development described in this document, and as appropriate in the course of its day to day business as a property developer and investor.

Introducing Gannel Waterside



Key investment highlights

Project Specific Opportunity: As part of our project specific offering your funds will be tied directly to the development.

Prime Location: Development in Pentire, Cornwall, a high-demand area with strong market growth, with direct river access.

Target returns	54% total projected return over 36 months*
Term	3 years (36 months)

Chairman's welcome

Thank you for your interest in this development opportunity.

We are pleased to present Gannel Waterside, another exciting project-specific fundraising. This marks another step in Acorn Property Group's commitment to responsible investment underpinned by active UK development.

Situated in the coastal town of Pentire, Cornwall, Gannel Waterside represents more than an investment. It supports thoughtful regeneration while offering the potential for long-term stability. As with all our other project-specific fundraises, this offering has also been structured to meet our regular high standards.

We appreciate your consideration and look forward to the journey ahead.

Sincerely,

Romy Summerskill
Founder & Executive Chairman

Investment Overview

Investing in Gannel Waterside is a straightforward process designed to provide both transparency and security. Below is a simplified flowchart explaining the key stages of your investment:



Investment Overview

Project highlights:

Located	Pentire, Cornwall	Total fundraise	£1,500,000
Total units	24 homes	Min Investment (£)	£10,000
Site Acquired	October 2024	Term Length	3 years (36 months)
Planning:	Obtained	Proj. Annual Return*	18%
		Proj. Total Return*	54%

Projected Returns:

Investment (£)	Projected Total Return*	Total Projected Payout*
£10,000	£5,400	£15,400
£50,000	£27,000	£77,000
£100,000	£54,000	£154,000
£500,000	£270,000	£770,000
£1,000,000	£540,000	£1,540,000

i *Returns are not guaranteed. Please ensure you read the Information Memorandum in full, including the FAQs and Key Risks.



Project Overview

Gannel Waterside offers sweeping views over the River Gannel, Penpol Creek and the surrounding Crantock countryside. This exclusive collection, featuring eighteen 2 bedroom apartments, two 4 bedroom penthouses and four 4 bedroom houses with direct river access, promises an unmatched blend of scenic beauty, innovative architecture, and commitment to sustainability that is set to redefine contemporary coastal living in Cornwall.



A look inside the Gannel Waterside apartments

Key specifications:

Total units: 24 two to four-bedroom houses/apartments

Location: Located with direct river access and within easy access to Pentire's town centre.

Sustainable Features: Homes are anticipated to achieve an EPC rating of A or B with energy-efficient designs.

Revitalising the Community:

The redevelopment of this prominent site not only introduces high-quality housing but also contributes to the regeneration of the area. By replacing a disused hotel with sustainable, energy-efficient homes, Gannel Waterside supports local businesses, enhances the coastal landscape, and offers residents a harmonious blend of modern living and natural beauty.

Why Pentire?

Pentire, set on Cornwall's north coast, is fast becoming one of the county's most desirable coastal locations. Celebrated for its sweeping views, golden beaches, and relaxed way of life, Pentire combines natural beauty with a growing demand for high-quality homes. Its strong tourism appeal, established local economy, and reputation for easy coastal living continue to draw both lifestyle buyers and long-term investors.

In this setting, Gannel Waterside presents a rare chance to invest in a high-quality, sustainability-led development at the heart of one of Cornwall's most sought-after communities.



Key Investment Highlights:

Tourism Appeal

Pentire's beaches, surf culture, and striking coastline continue to attract visitors throughout the year, providing strong support for the local market.

Proven Demand

Sustained interest from second-home buyers, holidaymakers, and relocators from across the UK has driven consistent sales activity in the area.

Eco-Driven Design

Gannel Waterside has been designed with sustainability in mind, featuring low-carbon heating, PV panels, and energy-efficient materials that reflect modern buyer priorities.

Team and Track Record

Management team



London

Romy Summerskill
Founder & Executive Chairman



London

Melanie Omirou
Executive Group Managing Director & Funding Director



London

Rickard Eriksson
Finance Director



Newquay

Stuart Brereton
Regional Managing Director



London

Julian Hampson
Design Director

Awards



How to invest

1. Create your free account

It's quick, easy and totally free to sign up.
app.acornpropertyinvest.com

2. Set up your profile

Finish your investor classification, AML and appropriateness test.

3. Browse our live opportunities

Once you've created your profile, you'll be able to view and browse all of our live opportunities within minutes.

4. Invest and submit funds



The Acorn Property Invest Platform

Stay up to date with new fundraises, viewing full rates and terms



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