

## Residential Property Development

### Key Benefits

UK residential development offers investors access to an asset class that is underpinned by freehold or long leasehold land. Residential Property Development is an easy to understand asset class which offers an opportunity to benefit from the rising demand for housing within the UK market. Investors can benefit from this demand in the medium-term to complement the long-term assets within their portfolio.

### Security

A residential development partnership acquires a freehold interest in each development site, with a full Land Registry title.

An independent expert valuation is obtained from a local expert and we do not rely on the sales estimates from the sales agent.

Relevant insurances are held throughout the development period until the units are sold.

Payments for construction work are staged and only released when approved by quantity surveyors employed by the residential development partnership.

### Strategy

Our strategy is to take advantage of the ongoing demand for housing in the UK – acquiring the freehold on land with full planning permission for residential development.

We typically seek small housing developments outside of London. We work together with residential development specialists to source and acquire opportunities and develop the land for residential use. These developments aim to be completed and sold in around two years.

Residential Property Development can be accessed through the following services:



**The Stellar Growth Inheritance Tax Service**



**The Stellar Business Inheritance Tax Service**



**The Stellar Bespoke Inheritance Tax Service**



### Key considerations when acquiring residential property development sites

- ★ The location of the development site
- ★ The independent property valuation
- ★ Construction programme and costs
- ★ Due diligence on the developer and contractors
- ★ The planning permission
- ★ Local housing market and comparable sales data
- ★ The sales agent that will sell the units once completed

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### Important Information

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