

Residential Development

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.

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 partnership

Case study

Great Oakley

The site was acquired in Q4 2018 and proceeded to fund the construction of 17 dwellings. The site was selected for its excellent location on the edge of the village of Great Oakley, Essex.

Construction commenced in Q4 2018. However, the development was not immune to the disruption caused by the pandemic in 2020 which contributed to a short delay to the programme of two months. In spite of this delay, the development successfully remained on budget over the course of the construction period. Practical completion took place in January 2021.

All sales prices achieved exceeded the original appraisal. This contributed to the partnership achieving an IRR of 8.5% for investors.



Important Information

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