

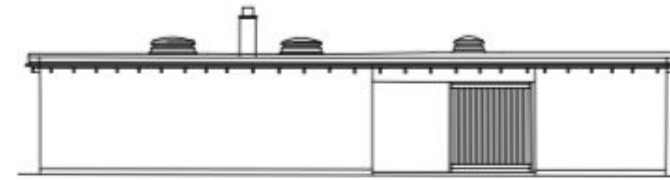


Positive Land Solutions - Development Portfolio



Content

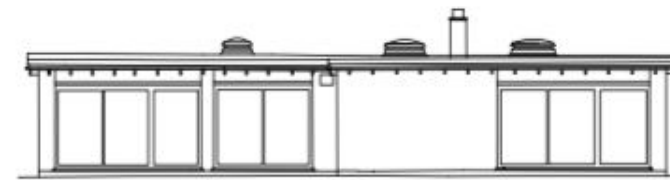
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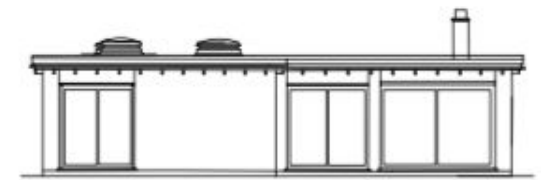
01 NORTH ELEVATION
1:100



03 EAST ELEVATION
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02 SOUTH ELEVATION
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04 WEST ELEVATION
1:100



01 PROPOSED NORTH ELEVATION
1:100



02 PROPOSED SOUTH ELEVATION
1:100





WHO WE ARE

We are Tim and Annie and we have a combined 57 years of experience in the property industry and property developing. We met 11 years ago and have undertaken property development projects, becoming expert in maximising planning gain for profit. Together we have perfected the art of land, planning gain and development.



✓ Our Expertise

Our strength lies in the network and previous expertise accrued in the property sector for many years. This expertise lies in the identification of land with the ability to gain planning permission and being able to manage the process all the way through the development stage.

✓ Our Vision

We want to provide the best service to our clients and community with heavy emphasis on relationships. Longevity is much more important than a short term win. However, planning gain can be as fast as 12 weeks!



Prior to meeting 11 years ago, we had each completed numerous small developments. We both had many contacts including: planning professionals, consultants, architects, structural engineers, surveyors, solicitors, etc. Combine this with 15 years Estate Agency experience, and it meant our network in the world of property was extensive.

We decided to use our combined skills, acquaintances and knowledge to embark on several property developments...

Our Projects

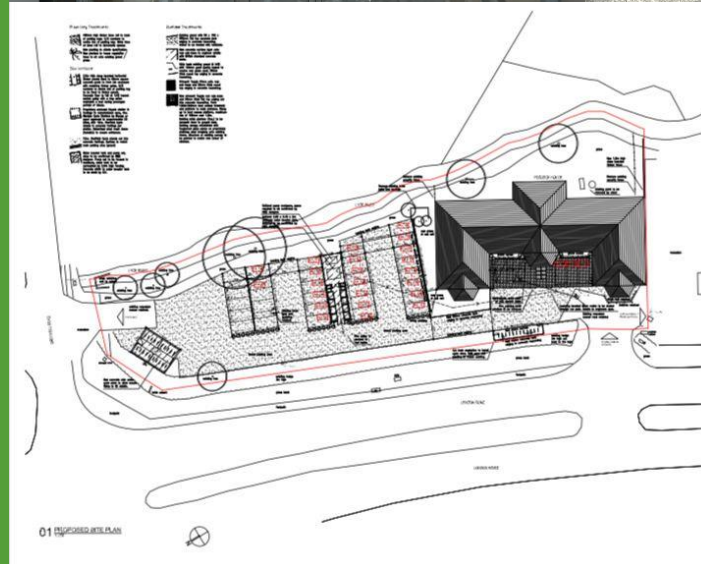


Freya House

A disused office building in Basingstoke.

We secured Development Rights to turn it into 24 Luxury Apartments.

We developed the flats and sold them all.





Holy Trinity Church

A derelict church, that had been empty for 10 years.

Gained planning for a beautiful, state-of-the-art home with large triple barn style garage.

Following completion of the development of the church, we gained planning permission for 2 apartments in the triple garage as ancillary accommodation.

We still own the property and let it out.





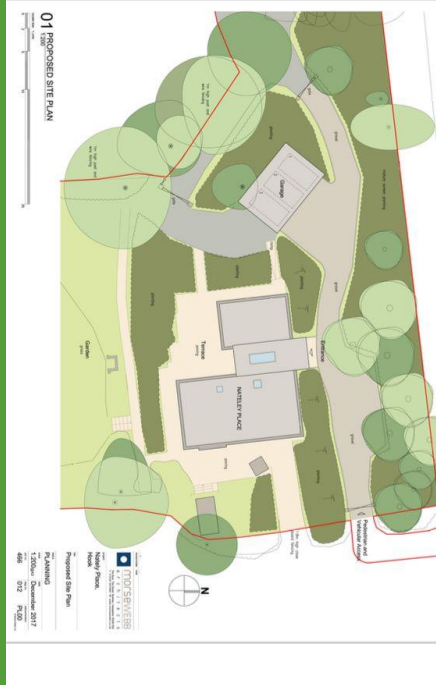
Nately Place

An ugly, single story 70's bungalow with detached double garage and 3 acres of land.

First, we gained planning for a 5,000 Sq ft, 6-bedroom contemporary home with new access, and we split the title.

Second, we obtained planning for a first floor extension, face-lift and replacement garage with ancillary accommodation.

We did not develop these 2 properties, we sold them with planning gain.





How we work

Our services are free to you, the client. The necessary due diligence is extensive, as this can be a costly and complicated process. Land appraisals, assessments, technical investigations, reports, scheme-development and drawings, reports, detailed planning applications. We do all the work and bear all of these costs, taking 100% of the risk.





We cover South Central England, including Berkshire, Hampshire, Dorset and The New Forest.

We have a 'dream-team' of experts that we can utilise in these areas to ensure planning success.

Email – info@positivelandsolutions.co.uk

Call – 07712 704865



Contact us