



Property
Developments
Limited



Property Development driven by
Quality Project Management

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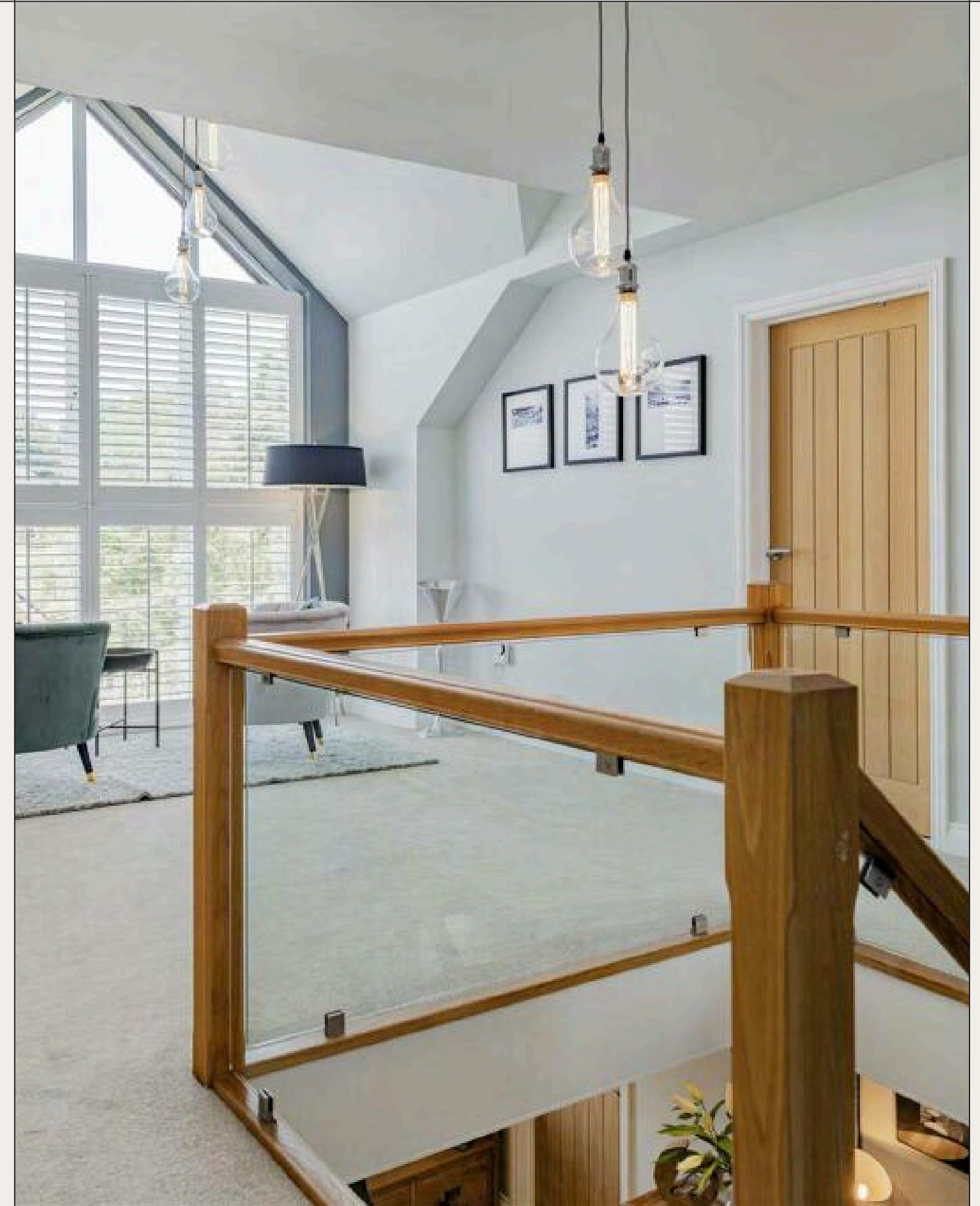
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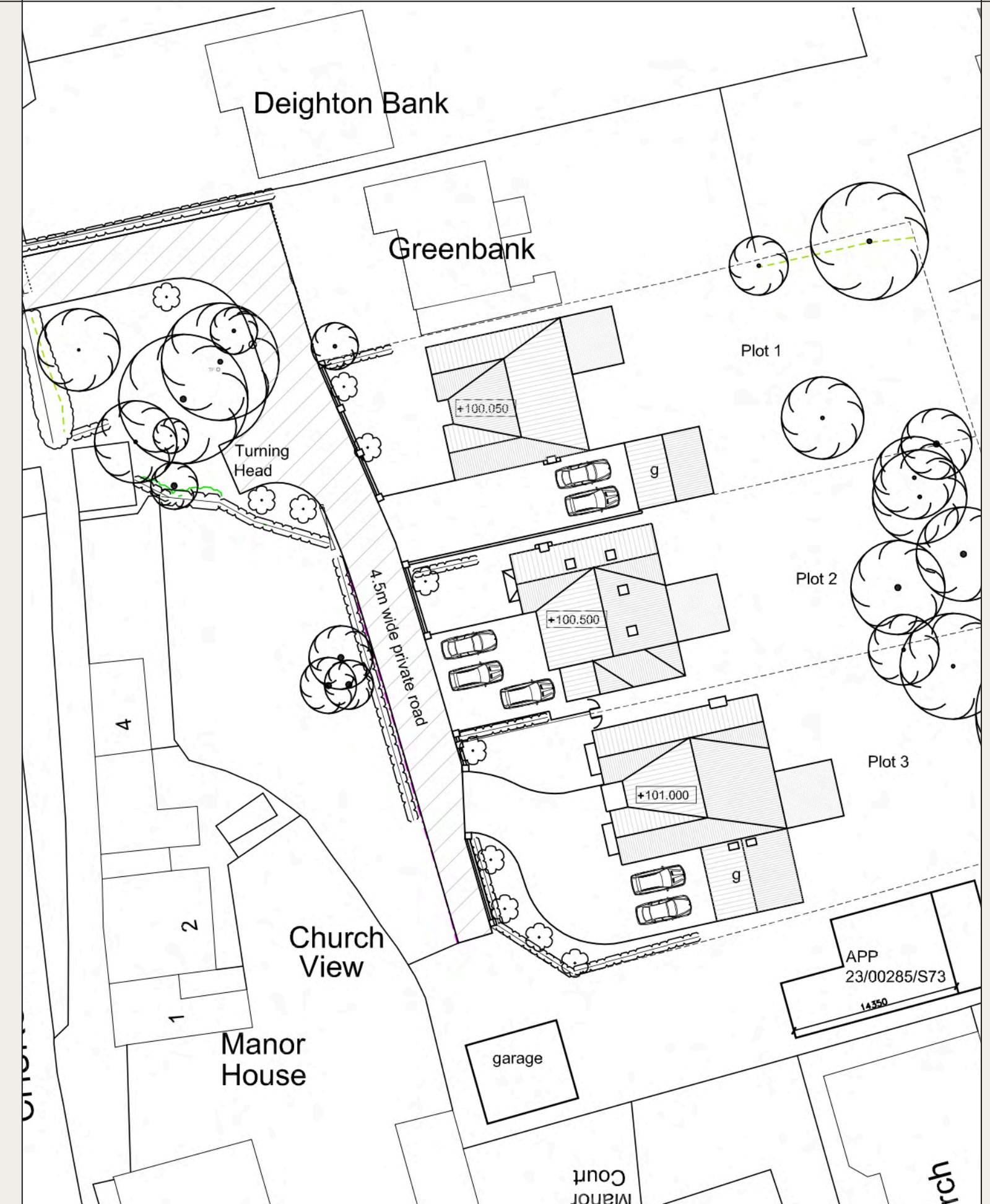
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Introduction

Our business has been established for almost 25 years. During that time we have completed many bespoke projects in Shropshire, Cheshire and Hertfordshire.

We have stayed relevant and moved with the ever changing construction landscape. Our quality of product and project management has been at the forefront of our business model in everything we do

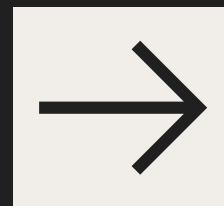


Vision & Mission

We are experts in Property Development. Traditionally we have sought after opportunities to develop land and build luxury detached properties, for our own portfolio.

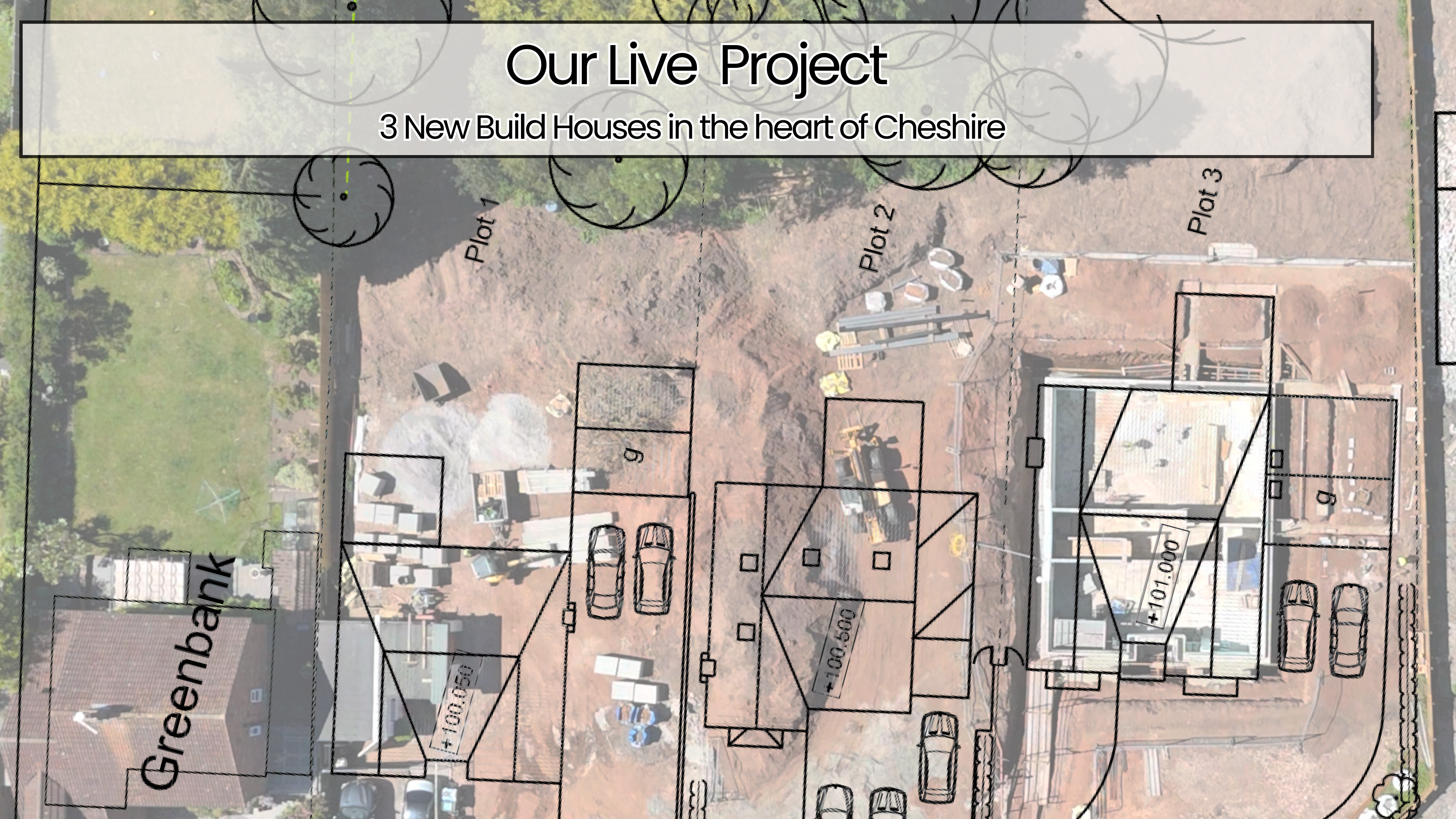
However, as our business grows, we continue to do so whilst offering contracting and project management services to clients working with planner and architects

**CLIENT FOCUSED PROPERTY DEVELOPMENT
AND PROJECT MANAGEMENT**



Our Live Project

3 New Build Houses in the heart of Cheshire



Work Completed so far

- All planning conditions, including highways and heritage lifted within 1 month of the site starting
- Site clearance, demolition and recycling of material from the bungalow which once stood on site
- Substantial excavation for the basement and attenuation crates
- Construction of a 180m² basement and external tanking
- Installation of large steels to support the structure of Plot 3 and Plot 2
- The removal of 800+ tonnes of soil and material from site



Continued...

- The Installation of 180m³ of concrete to date
- The installation of block and beam floors for Plots 2 and 3
- Retaining walls and garden landscaping
- The recording and removal of a medieval building buried underneath the footprint of plot 3
- The use of innovative construction methods and materials to ensure the property is build with efficiency and providing thermal efficiency



MASS FILL CONCRETE POUR FOR THE NUDURA WALLS

Almost 80m³ of concrete was pumped into the 300mm cavity of the Nudura ICF walling that we installed on site.

Prior to installation, we sent a team to the Nudura office near Worcester and enrolled them on an installtion course. Following completeion of the course, we ordered the material required which arrived on site 2 months later. It was shipped from Canada

MEDIEVAL BUILDING DATING BACK TO AROUND 1550

The council requested an archaeological watching brief whilst we excavated the basement for plot 3. This was due to our close proximity to the village church.

During our excavation we found the footings of a medieval property which was potential left in situ following a fire in the village 600 years ago.

We will reuse the stone that was discovered to create garden walls on the front of the Plot 3



PLOT 3 FIRST FLOOR



PLOT 2



THE SITE TODAY

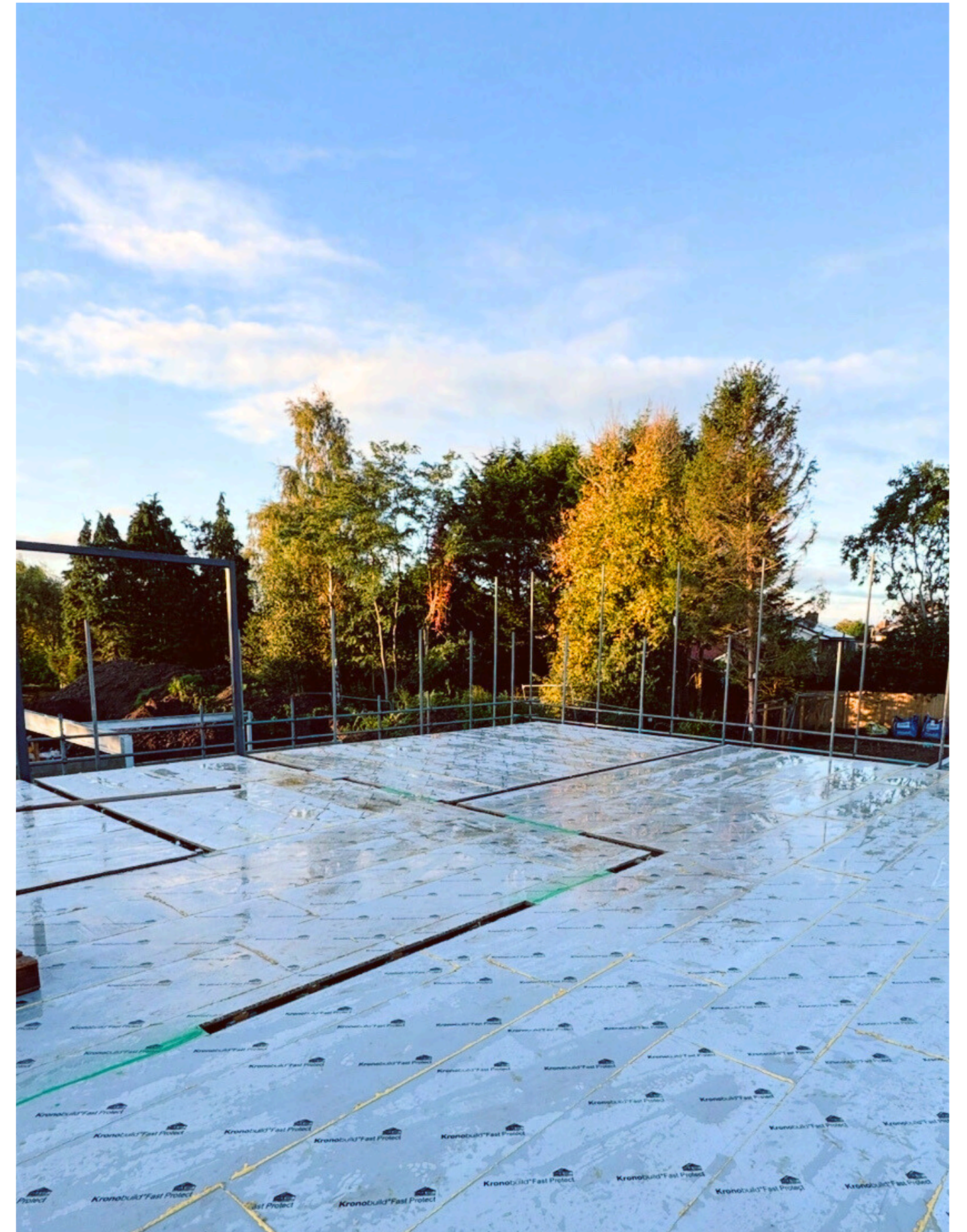
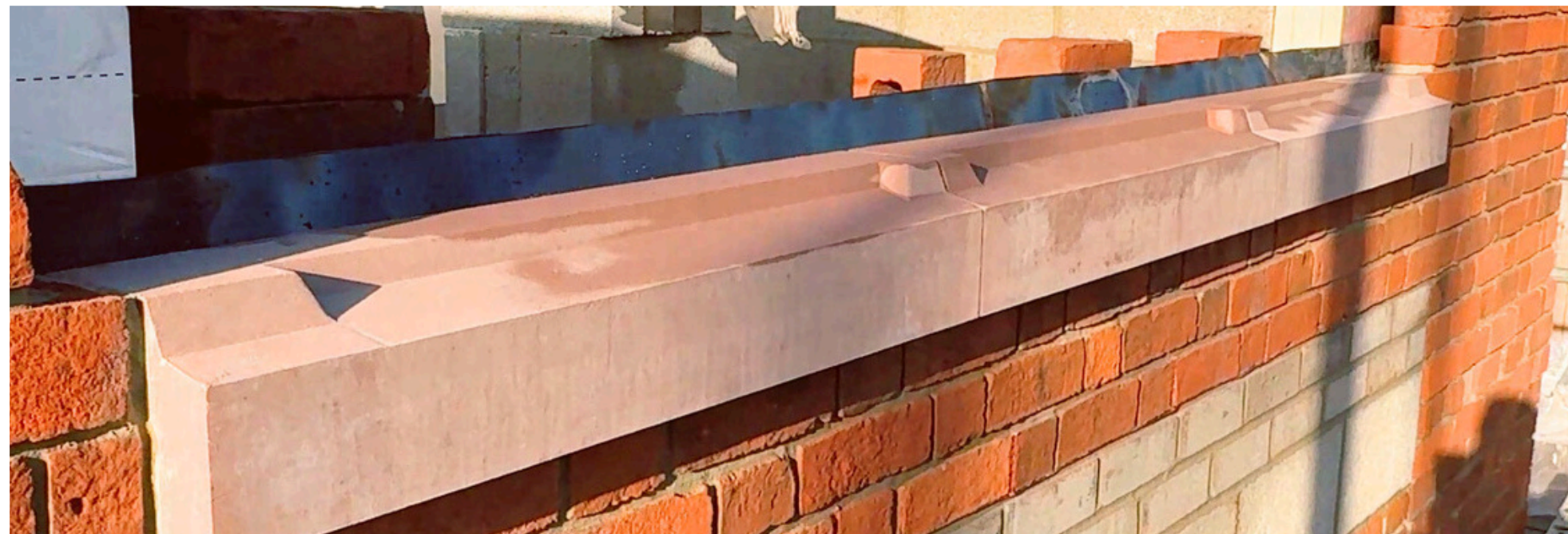
PLOT 3



FLEMISH BOND BRICKWORK



- Plot 3 basement works are completed and the 1st floor is installed
- Plot 3 scaffold has been installed ready to start the roof structure work and the 4th floor
- Plot 2 ground floor has been constructed and the 1st floor joists are installed, this plot is ready for scaffold
- All electrical, gas, phone line, water services and drainage are terminated for plots 2 and 3
- The decorative stone is on site and is also being installed



Recently Completed Projects



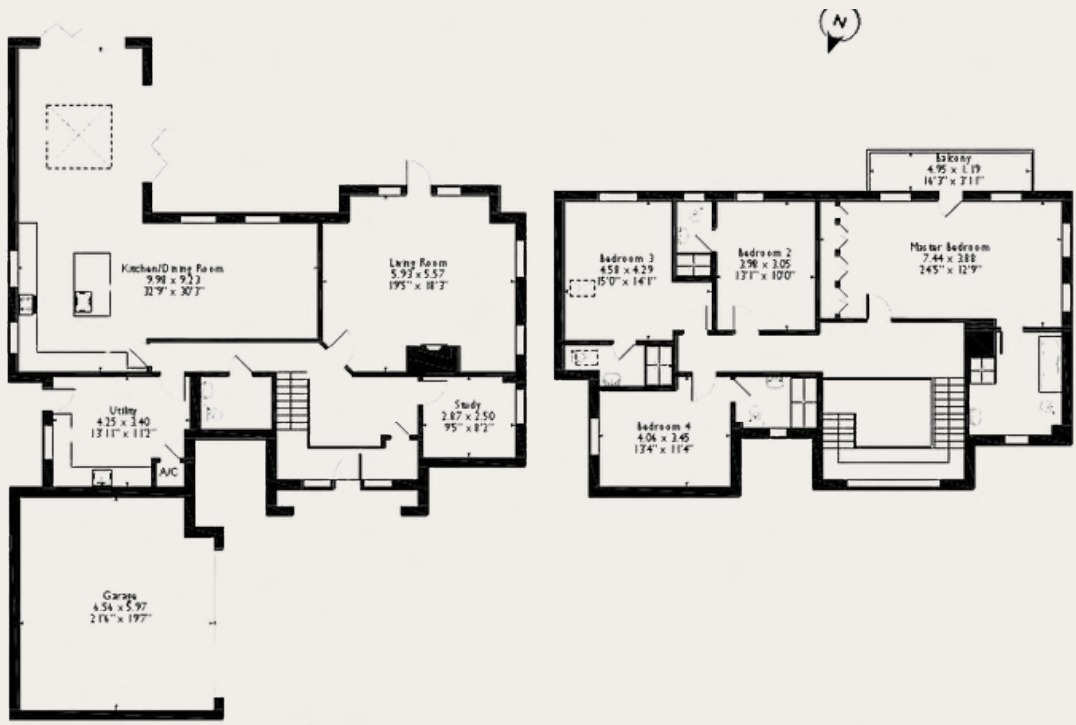


Greenways



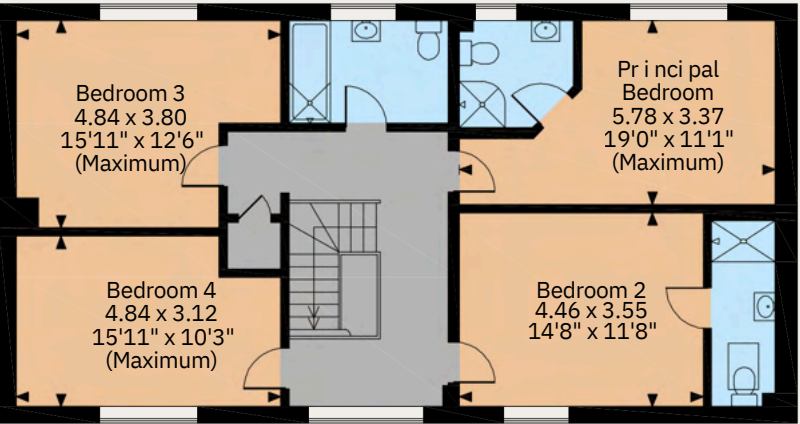
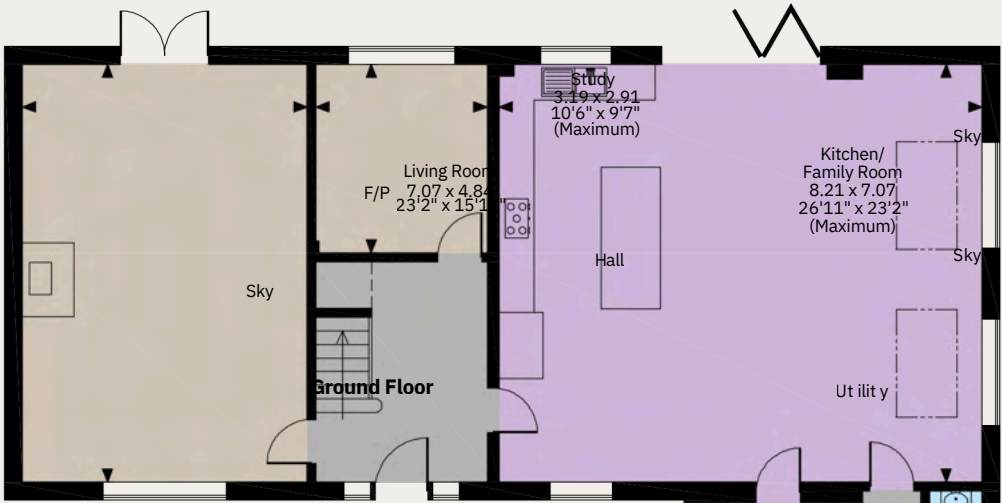


Mill View





Carden Lodge

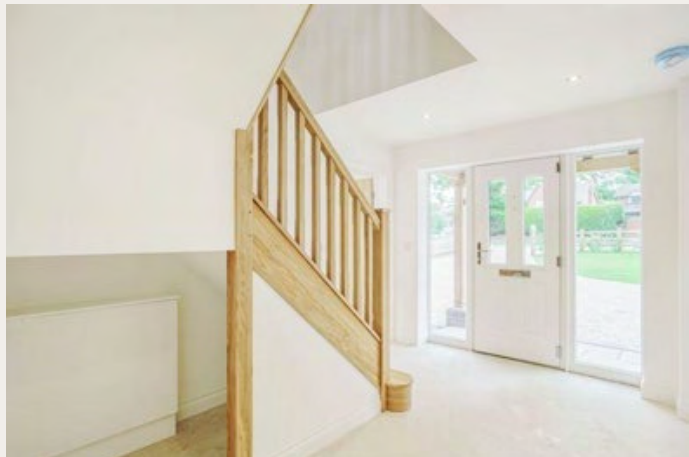
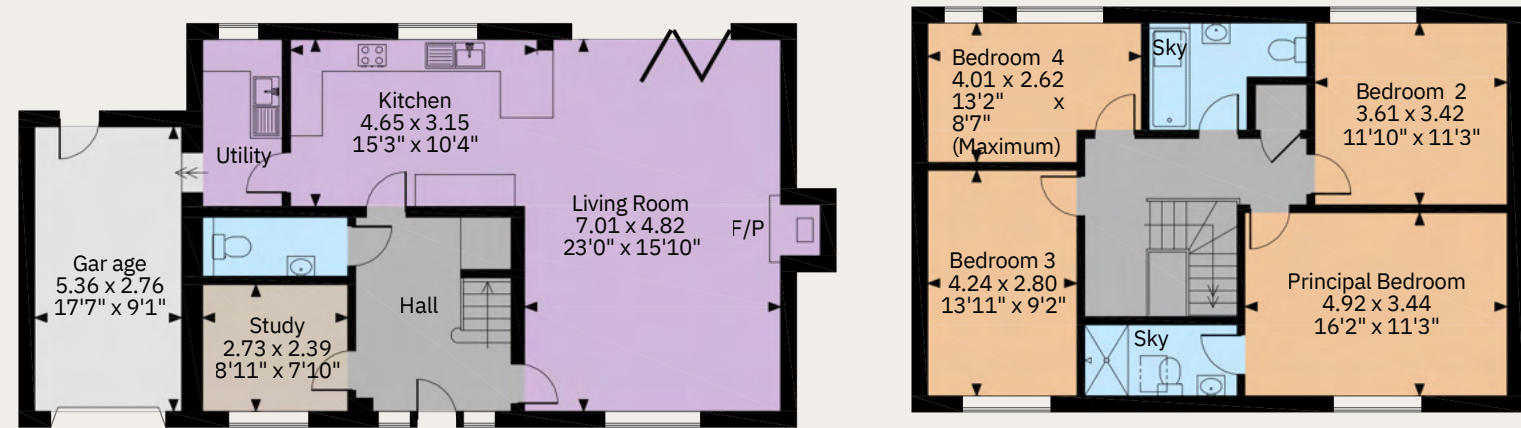


First Floor





Hanley Cottage



How we help Investors



Looking to expand or build your property portfolio? Our first hand experience managing our own rental properties and our deep industry knowledge in construction and development position us perfectly to support your goals. We offer end-to-end support for both UK and overseas investors:

PROJECT MANAGEMENT	PROPERTY SOURCING	FULL BUILD SERVICE	ACCREDITATION	PLANNING
FOR UK AND OVERSEAS INVESTORS, WE ACT AS YOUR RELIABLE BOOTS-ON-THE-GROUND. WE ENSURE YOUR PROJECT STAYS ON TRACK AND ON BUDGET BY HANDLING ALL THE HASSLE: DAILY OVERSIGHT, DETAILED REPORTING, BUDGET PLANNING, AND CONSTRUCTION PROGRAMMING.	TAP INTO OUR ESTABLISHED NETWORK OF ESTATE AGENTS AND ARCHITECTS. WE REGULARLY SOURCE HIGH-POTENTIAL INVESTMENT OPPORTUNITIES, OFTEN PRE-VETTED WITH PLANNING PERMISSION, ACROSS SHROPSHIRE, CHESHIRE, AND GREATER MANCHESTER.	AS A MAIN CONTRACTORS, WE OFFER YOU ACCESS TO THE SAME ELITE NETWORK OF QUALIFIED TRADESPEOPLE, STRUCTURAL ENGINEERS, ARCHITECTS, AND SUPPLIERS USED FOR OUR OWN EXECUTIVE DEVELOPMENTS. WHETHER IT'S HERITAGE RENOVATION OR NEW BUILD YOU GET TRUSTED QUALITY AND EXPERIENCE.	AS EXPERIENCED LANDLORDS, WE UNDERSTAND THE IMPORTANCE OF LEGAL COMPLIANCE. WE ENSURE YOUR PROPERTIES ARE CORRECTLY CERTIFIED IN ACCORDANCE WITH ALL HOUSING AND BUILDING LAWS. WE HANDLE ALL NECESSARY ACCREDITATION AND ALSO OFFER ONGOING MAINTENANCE PACKAGES TO KEEP YOUR ASSETS IN TOP CONDITION.	OUR BROAD EXPERIENCE WITH LOCAL PLANNING LAWS—INCLUDING COMPLEX WORK IN HERITAGE AREAS—ALLOWS US TO PROACTIVELY RESOLVE POTENTIAL PLANNING ISSUES QUICKLY AND EFFICIENTLY, KEEPING YOUR PROJECT MOVING FORWARD.

IF YOU ARE CONSIDERING PURCHASING A PROPERTY, WE OFFER A PRE-PURCHASE CONSULTATION SERVICE FOR A NOMINAL FEE. THIS PROVIDES YOU WITH CRUCIAL INSIGHTS INTO REALISTIC CONSTRUCTION COSTS AND PROJECT TIMELINES BEFORE YOU COMMIT.

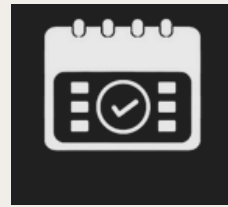
Our Construction Process

From Conception to Completion we offer a full project management service and guide you through all the stages of a construction project. We are experts in our field and pride ourselves in supporting you to make informed decisions through your project as well as meeting timelines and working within your budget



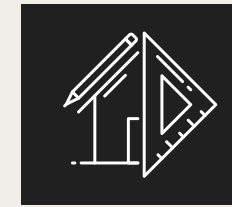
CONSULTANCY

Before a brick is laid, we will hold an initial meeting with you, your architect and or planning officer to discuss your visions and expectations. We will then provide and estimated budget for the development.



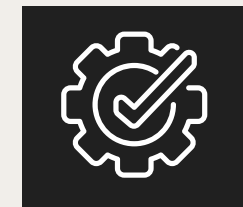
PROGRAMMING

Once your project has received planning, we will programme the works and finalise any budget with you based on a final design. Any changes, by the client, architect or developer, will be discussed and the programme adjusted to suit



DEVELOPMENT

Once your development starts, we will hold regular meetings with yourselves and your architect covering budgets and timelines. You will also receive a breakdown of future works based on the programme



DELIVERY

Once the project is complete, we will provide you with all manuals, and material/ product warranties and compliance certification.

Insurances



PUBLIC LIABILITY INSURANCE

limited indemnity of £5,000,000

EMPLOYERS LIABILITY

limited indemnity of £10,000,000



Registered builder

NHBC REGISTERED BUILDER

We offer NHBC Warranty which is one of the UK's leading warranty and insurance providers for new-build homes. This ensures standards are kept high and you are left with peace of mind that all works are covered

Quality Assurance



Info@randdpropertydevelopments.co.uk

07983 539029

STANDARDS

We hold ourselves to the highest of standards and that is supported by our accreditation to the NHBC. We employ a team of dedicated trades people who are vetted and assessed to ensure they not only work to building standards, but also work within health and safety law

QUALITY CONTROL MEASURES

We use the best quality products available to us on the market to ensure there are no failings once we leave your property. During the build process, our work is also verified by independent inspectors who will provide certification stating your property has met building regulations. These checks are also performed alongside our own quality audits

Testimonials

"AS AN INVESTOR AND PROJECT OWNER, I HAVE HAD THE PLEASURE OF WORKING WITH LUKE AS THE PROJECT MANAGER ON TWO SUBSTANTIAL RENOVATION PROJECTS.

LUKE HAS BEEN INSTRUMENTAL IN ENSURING THE SUCCESS OF THESE PROJECTS. HIS CLEAR AND EFFECTIVE COMMUNICATION KEPT ME, AND ALL INVOLVED PARTIES, WELL-INFORMED AND ALIGNED THROUGHOUT THE PROCESS. HE IS HIGHLY PROFESSIONAL, ORGANISED, AND PROACTIVE, WHICH MADE NAVIGATING COMPLEX DECISIONS AND TIMELINES STRAIGHTFORWARD.

WHAT TRULY SETS LUKE APART IS HIS HONESTY AND APPROACHABLE NATURE, WHICH BUILDS TRUST AND FOSTERS STRONG WORKING RELATIONSHIPS. HIS ABILITY TO DELIVER HIGH-QUALITY RESULTS WHILE REMAINING TRANSPARENT AND EASY TO WORK WITH IS INVALUABLE IN PROJECTS OF THIS SCALE AND COMPLEXITY.

I WHOLEHEARTEDLY RECOMMEND LUKE TO ANYONE SEEKING A SKILLED AND RELIABLE PROJECT MANAGER. HIS EXPERTISE AND DEDICATION HAVE BEEN KEY TO THE SUCCESS OF MY INVESTMENTS, AND I LOOK FORWARD TO WORKING WITH HIM AGAIN IN THE FUTURE"

STEFAN
OVERSEAS INVESTOR

" WE HAD TO DOUBLE TAKE WHEN WE STEPPED INTO OUR NEW HOME. R&D WERE VERY ACCOMODATING THROUGH THE BUILD STAGES OF OUR NEW PROPERTY. THEY EVEN ORGANISED THE CARPET FITTING SO THE HOUSE WAS READY TO MOVE INTO. THE LANDSCAPING WAS BEAUTIFUL AND WE ARE MORE THAN HAPPY WITH THE SERVICE "

MARGARET
HOME OWNER

" WE WERE REALLY IMPRESSED WITH OUR NEW HOUSE, BUILT IN THE GROUNDS OF OUR OLD PROPERTY. THE TEAM WERE VERY HELPFUL AND I WOULD RECOMMEND THEM TO ANYONE CONSIDERING HAVING A PROPERTY BUILT FOR THEMSELVES "

MARY
HOME OWNER

Work With Us

PLEASE GET IN CONTACT VIA ANY
OF THE CHANNELS BELOW

CONTACT NUMBER

Luke Ogilvie - 07983 539029

EMAIL

info@randdpropertydevelopments.co.uk

WEBSITE

www.randdpropertydevelopments.co.uk

LINKEDIN

R & D Property Developments Limited

INSTAGRAM

@randdpropertydevelopmentsltd

TIKTOK

@randdproperty



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