

# Deal Criteria

We are an award-winning property development and investment company based in Manchester that is actively looking for residential, hotel, mixed use schemes and completed portfolios in the North West.

We have significant acquisition appetite and diverse transaction experience, aided by well-established relationships in offshore investor markets coupled with a strong track record.

Our strength lies in our ability to exit projects. Our clients include retail and institutional investors both UK and overseas plus registered housing providers (RP's).

Our mission is to deliver 10,000 homes within the next decade.

## Typically, we require:

- ✂ Residential development sites in key city centre or suburban locations – ranging from 30 units upwards - with or without planning permission.
- ✂ Strategic development sites that can be unlocked in multiple phases and deliver placemaking that can be anchored by institutional fund, RP's, local authorities, and tenants.
- ✂ Hotel development sites for budget, 3 and 4 star brands.
- ✂ Completed Residential schemes - in particular apartment blocks and housing portfolios.

## We can offer:

- ✂ Generous and flexible commission structure to introducers.
- ✂ Quick exchange of contracts.
- ✂ Flexible completion timescales to suit.
- ✂ Options to JV for the vendor to retain an interest in the future scheme.
- ✂ Experienced in-house investment and development team.
- ✂ International and UK sales operation.
- ✂ Access to funding.

## Some Example Projects:



Royal George village is located in the heart of the Stockport, Greater Manchester and within 5 mins walking distance to the Stockport Railway Station. Our scheme provides for 435 no. 1 and 2-bedroom units in an exciting new urban village. The scheme is situated in the civic quarter of Stockport and adjacent to Stockport College with a GDV of £80 million

[Wellington Road, Stockport, United Kingdom, SK1 3UQ](#)



### Botanical Gardens

Botanical Gardens is situated in a prime location (next to the White Retail Park and Trafford Cricket Ground) and is only 8 mins walking distance to Trafford Bar Metrolink Station and 15 mins by car to Manchester City Centre. The scheme offers 145 no. 1, 2 & 3 bed apartments and Town Houses for the Investment market with a GDV of £28 million.

[Talbot Road, Trafford, United Kingdom, M16 0PN](#)



### Melody Gardens

Melody Gardens, a land development site purchased in Salford prior to planning. A scheme was devised with planning granted for 58 properties comprising of a mix of townhouses and apartments.

The whole development was sold prior to construction to a housing association on a forward funding basis for £6million.

[Manchester, United Kingdom, M5 6JL](#)



**HALIFAX**  
HOUSE

Halifax House, an attractive grade II listed building purchased for £2.5million and converted to 25 high end serviced apartments with a GDV of £4.7million.

[Fenwick Street, Liverpool, United Kingdom, L2 0NZ](#)



**TOBACCO WHARF**  
LIVERPOOL

Tobacco Wharf, a portfolio of 67 luxurious riverside apartments purchased for £4.85million with a GDV of £7.7million.

[City Regeneration Area, Liverpool, United Kingdom](#)



### Islington House

Islington House, a flagship development in the Knowledge Quarter district of Liverpool. Planning was gained for 449 residential units with a GDV of £53million. 50% sold off plan to a Hong Kong based institutional investor.

[Knowledge Quarter, Liverpool, United Kingdom](#)

CONNECTING THE WORLD THROUGH PROPERTY