



T·T

**RESIDENTIAL
DEVELOPMENT**



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TT GROUP

TT Group is one of the UK's largest, privately owned property investment and development firms.

Our portfolio now comprises over 7,500 properties spanning 65 million sq. ft, along with a development pipeline of more than 19,000 homes. In the last 25 years we have completed some of the largest, complex UK property deals and built a £8bn+ portfolio.

7,500 properties
across the United Kingdom

65 million
sq. ft property estate

£8 billion
portfolio





RESIDENTIAL DEVELOPMENT

Our residential development team specialises in transforming brownfield sites into primarily residential-led developments. We have an outstanding track record of securing planning permissions and delivering high-quality projects.

350+ planning

consents secured in all sectors and locations.

1,250+ homes

built or under development

£590m+ in GDV

built or under development



ACQUISITIONS

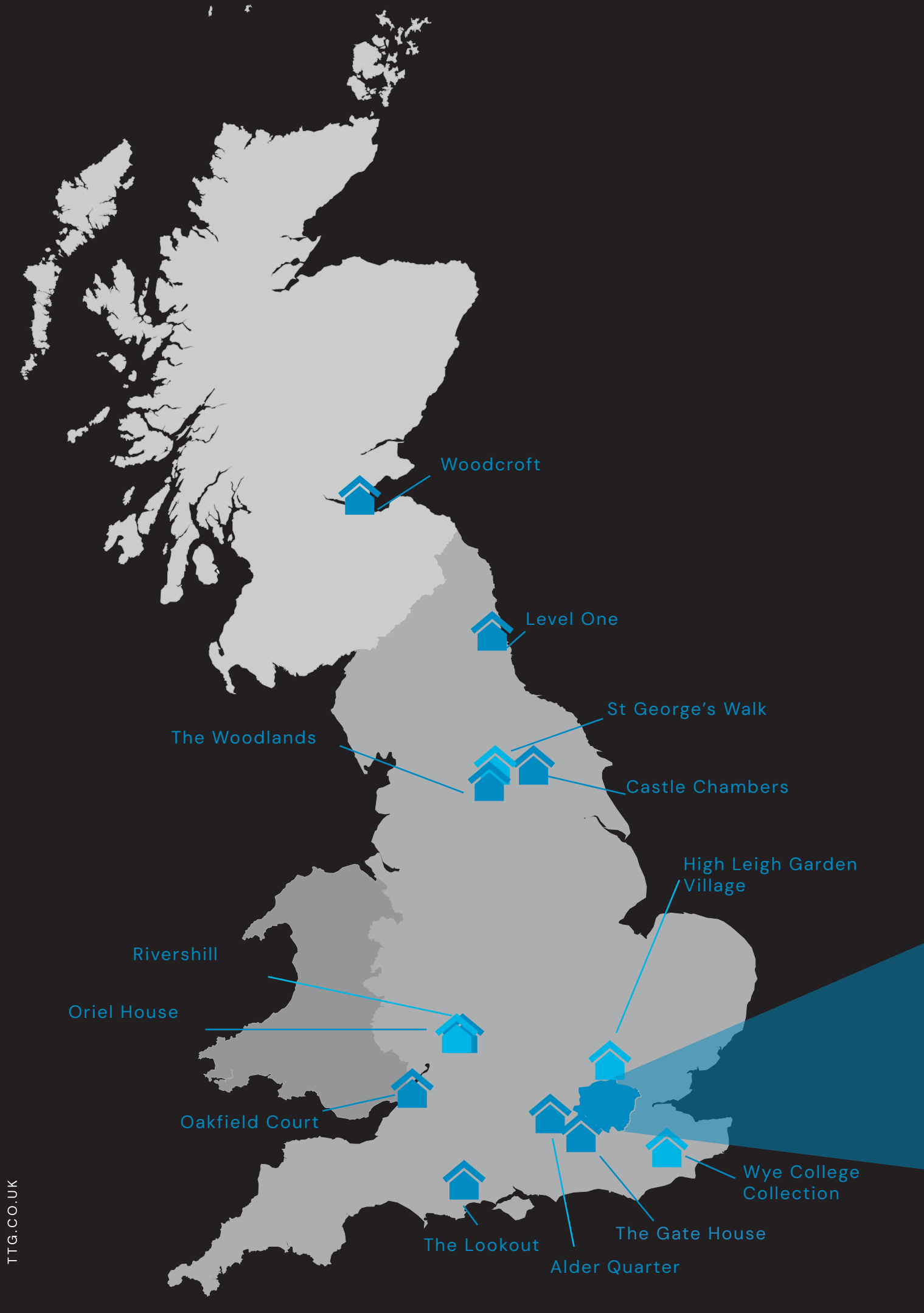
We are actively seeking development opportunities, primarily in London and the Southeast, with the ability to transact quickly as cash buyers. We look to acquire opportunities:

- Without planning permission for potential conversion, new build, or combination of both
- Conditional / unconditional purchasing at £3million plus
- Potential for 50 plus units with a residential sales values of over £650 per sq ft
- Either stand alone or in a joint venture arrangement, we offer a strong combination of proven expertise, capital resources and a commitment to delivering quality real estate developments

Please get in touch with:

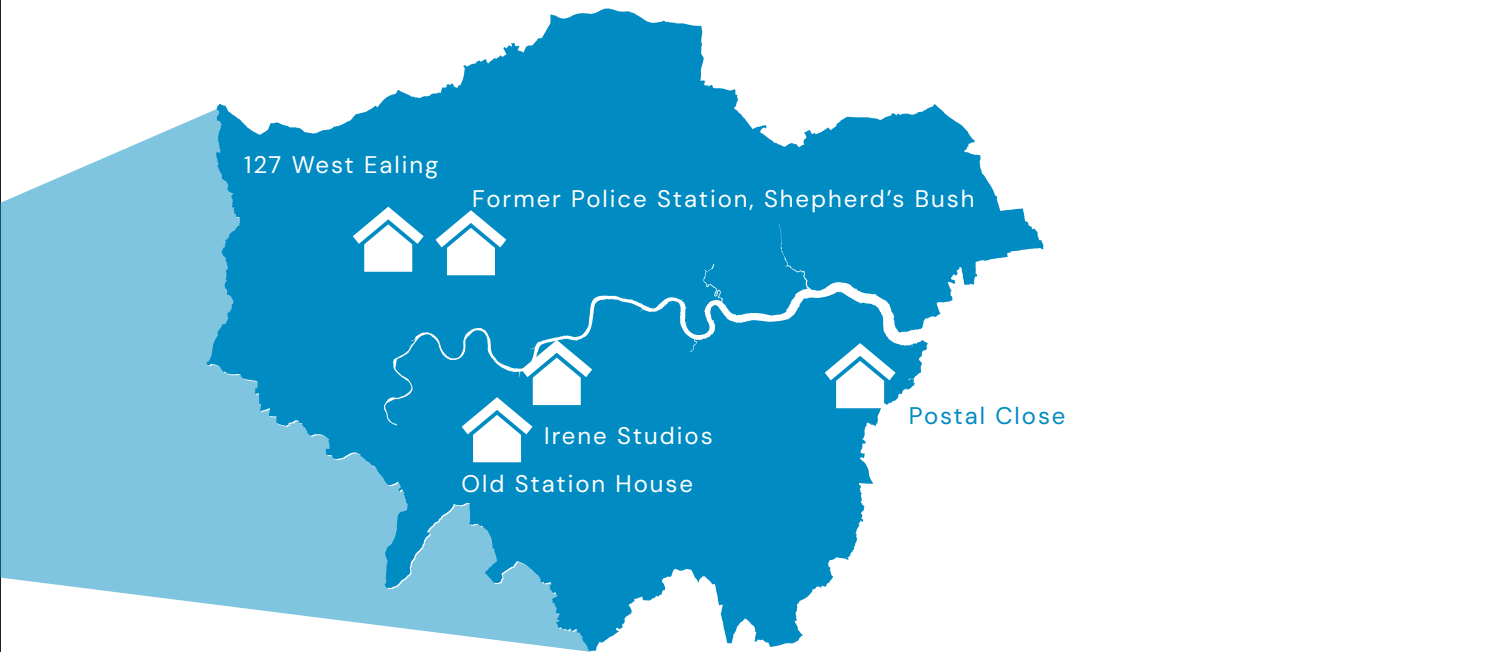
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OUR PROJECTS

	GDV	RESIDENTIAL UNITS
High Leigh Garden Village, Hertfordshire	£182m	404
127 West Ealing, Ealing, London	£73.5m	142
Woodcroft, Edinburgh	£55m	81
The Woodlands, Leeds	£43.5m	97
Old Station House, Tooting, London	£39m	62
Irene Studios Balham, London	£34m	84
Wye College Collection, Wye	£29m	50
Former Police Station, Shepherd's Bush, London	£28m	53
St George's Walk, Harrogate	£27.5m	15
Rivershill, Cheltenham	£22.5m	63
The Lookout, Poole	£14m	57
The Gate House, Ashford	£13m	37
Castle Chambers, York	£8m	25
Alder Quarter, Aldershot	£7.5m	32
Oakfield Court, Bristol	£6m	16
Oriel House, Cheltenham	£4m	15
Postal Close, Bexley	£4m	9
Level One, Newcastle	£1.5m	10
TOTAL	£592m	1,252



High Leigh Garden Village

The development opportunity

92.5-acres of greenbelt land in Hoddesdon, Broxbourne Hertfordshire.

Planning achieved and final scheme delivered

Planning permission was granted by Broxbourne Borough Council for the masterplan of the site comprising a total of 558 homes, a new two-form entry primary school, sports pitches and pavilion, public open space and allotments, and a 2.2-acre mixed-use hub including an 80-bed care-home, 110 place child nursery, 4,000 sq. ft convenience store and EV charging station. The construction of 404 of the 558 homes are in joint venture with Taylor Wimpey.

404 UNITS

GDV

£182_M+

Joint Venture

**Taylor
Wimpey**



127 WEST EALING

The development opportunity

The development site was adjacent to a BT Telephone Exchange building owned by TT Group. Through some land assembly, we were able to masterplan a larger footprint for development.

Planning achieved and final scheme delivered

LB Ealing Council required a larger scale masterplan including the BT Telephone Exchange within the footprint showing the ability to build 250 residential units.

We achieved outline planning for this via a hybrid application then subsequently achieved detailed planning and development approval for phase 1 of the development – 142 residential apartments each benefitting from a private balcony or terrace, with all residents able to access the landscaped gardens, two of which are situated on a podiumed 3rd floor giving elevated, protected space and views. We instructed Bennett under a Design and Build contract to complete the works.

142 UNITS

GDV

£73.5M+

Agents
CBRE

Contractors
bennett

Interior Design
SVVA





The development opportunity

A former Listed 1960's 100,000 sq. ft. Telephone Exchange on a 4-acre site in Morningside, one of Edinburgh's finest residential areas, approximately a mile south of Edinburgh City Centre.

Planning achieved and final scheme delivered

Though engaging with both the City of Edinburgh Council and Historic Scotland, the listing was downgraded, and approval was granted for a detailed application for demolition and new residential buildings comprising 132,000 sq. ft. of prime residential accommodation. The scheme consisting of 24 three-storey, four-bedroom townhouses, and 57 one-, two- and three-bedroom apartments and penthouses was developed in joint venture with Queensberry Properties.

Awards

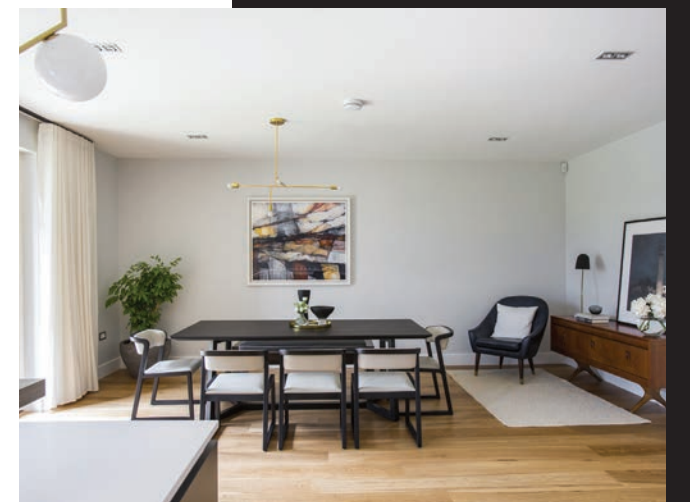
Scottish Home Awards Showhome of the Year

Homes for Scotland – Private Development of the Year

Designer KB Awards – Best Bathroom Design UK

81 UNITS
GDV
£55M+

Joint Venture





The development opportunity

The site formerly provided 141,000 sq. ft. of single storey offices that were used by various government departments since 1944, together with a two storey underground Civil Defence Bunker, all set within 11 acres.

Planning achieved and final scheme delivered

We secured an outline planning consent for the demolition of the existing single storey office buildings and bunker and the development of up to 100 residential dwellings. In joint venture with Bellway Homes, a reserved matters application subsequently secured detailed consent for a mix of 97 two-bedroom apartments and three-, four-, five-, and six-bedroom detached and semi-detached houses.

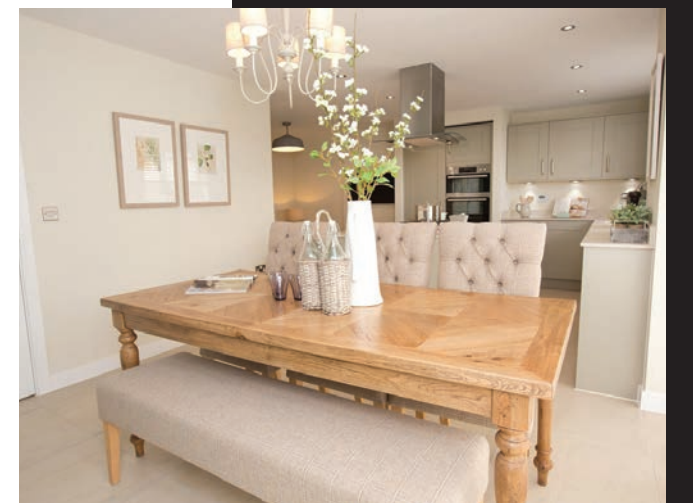
97 UNITS

GDV

£43.5_M+

Joint Venture

Bellway



ESTD 1939
OLD
STATION
HOUSE

The development opportunity

A Grade II Listed former police station, consisting of 71,074 sq. ft. on a 0.85-acre site. The Art Deco-style buildings were constructed in 1939 and comprise two connected buildings: the former police station and Section House.

Planning achieved and final scheme delivered

Following close engagement with the London Borough of Merton, Historic England and local historic and interest groups, planning and Listed building consent was secured for 62 private tenure dwellings ranging from studio, one-, two- and three-bedroom apartments, along with ground floor community use space. The development is being delivered by K2 Construction Management.

62 UNITS

GDV

£39_M+

Contractors



Agents





The development opportunity

The original building was a former Department for Work and Pensions four-storey office block built in the 1940s, consisting of 43,541 sq. ft. of office accommodation and a job centre. The site extends across approximately 2.5 acres.

Planning achieved and final scheme delivered

Following vacation in 2020, Permitted Development Rights were secured for 77 one- and two-bedroom apartments, along with planning consent for changes to the externals and a further seven new build apartments through the construction of an additional floor.

We instructed ARJ under a Design and Build contract to complete the works.

84 UNITS
GDV
£34M+

Agents



Contractors



Interior Design



WYE COLLEGE

COLLECTION

The development opportunity

A freehold collection of Grade I and II Listed college buildings and cottages comprising:

- The Listed buildings site containing 52,000 sq. ft. on 2.5 acres located next to the church in the centre of the village. The buildings comprise the original Grade I Listed (Scheduled Monument) with the majority of the buildings being Grade II Listed 1920's additions.
- Squires Cottages – four Victorian terrace cottages adjoining the car park to the north of the Listed buildings.
- High Street – existing terrace of three town houses opposite the main entrance to the Listed buildings.

Planning achieved and final scheme delivered

Following lengthy engagement with Ashford Borough Council and the Parish Council via the Neighbourhood Plan, detailed planning consent was secured at Planning Appeal for 50 residential units.

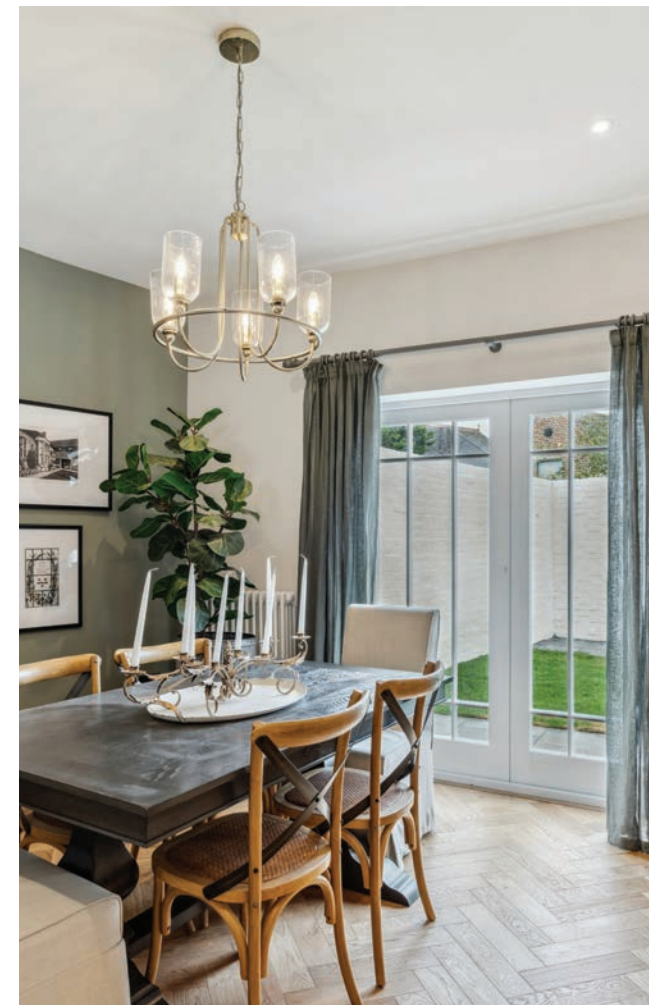
The main Listed campus building provides 38 dwellings within the converted building and two new build houses, arranged around several quadrangles and cloisters that each provide their own special environment.

Squires Cottages comprise a terrace of four Victorian cottages that have been re-instated as homes with a ground floor rear extension. The High Street comprises the refurbishment of three town houses (one has a Listed façade) together with three new build houses. The complete scheme is being delivered via Construction Management through Citrus.

50 UNITS

GDV

£29M+



FORMER POLICE STATION SHEPHERD'S BUSH

The development opportunity

A former Police Station vacated in 2021, consisting of a building of 17,054 sq. ft. on a site area of 0.47 acres.

Planning achieved and final scheme delivered

Following pre-application engagement with the London Borough of Hammersmith and Fulham, detailed planning consent was secured for 53 units comprising a mix of studio, one-, two-, and three-bedroom apartments along with a ground floor community / affordable workspace.

53 UNITS

GDV

£28_M+

Architects

**FORMATION
ARCHITECTS**





The development opportunity

A former BT Training Centre consisting of 56,000 sq. ft. of buildings on a 7-acre site adjacent to a nature reserve vacated in 2017.

Planning achieved and final scheme delivered

We overcame sensitive ecological and title matters to secure planning permission for a mix of two-, three-, four-, and five-bedroom homes, totalling 88 units. The development was built in joint venture with Bellway Homes.



15 UNITS
GDV
£27.5M+

Joint Venture
Bellway

RIVERSHILL

C H E L T E N H A M

The development opportunity

A 1960's built former Department of Work and Pensions property providing 31,200 sq. ft. of office accommodation over four floors. The site extends to 0.98-acres.

Planning achieved and final scheme delivered

Planning was secured for a hybrid application using Permitted Development Rights for office to residential conversion, along with planning permission to strip the building back to the core to increase floorplates, and the addition of a further floor on to the existing structure.

The resulting development created 63 one-, two- and three-bedroom apartments and penthouses. The scheme was constructed by Barnwood on a Design and Build contract with Freemantle acting as Development Manager.

63 UNITS

GDV

£22.5M+

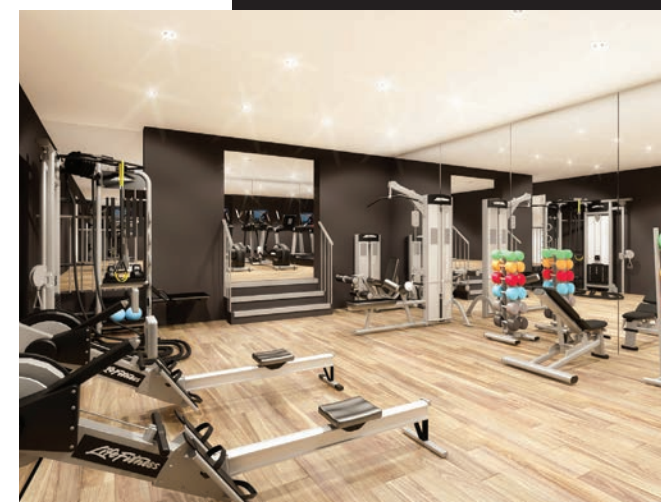
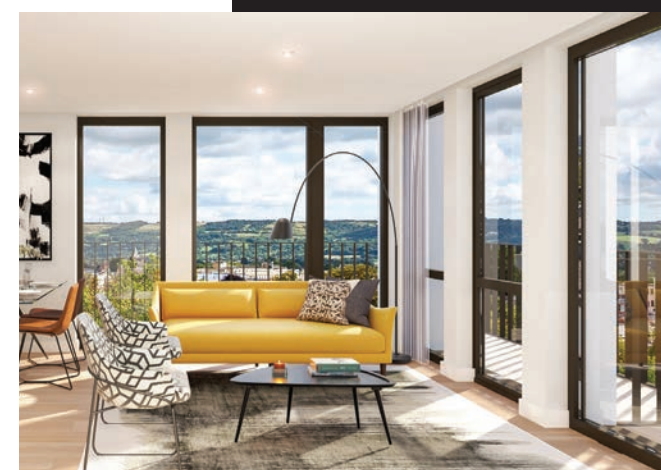
Agents



Contractors



Development Manager



THE LOOKOUT

The development opportunity

Vacated by the Department of Work and Pensions, the property consisted of an eight-storey building totalling 33,755 sq. ft. and a single storey annex building on a site area of 0.75-acres.

Planning achieved and final scheme delivered

A hybrid application for Permitted Development Rights for office to residential on the eight-storey office building (39 apartments) along with planning consent for external alterations including a roof terrace, and re-cladding. In addition, we also achieved detailed planning permission for the demolition of the single storey annex to be replaced by a three-storey block containing 17 units, bringing the total scheme to 57 one- and two-bedroom apartments.

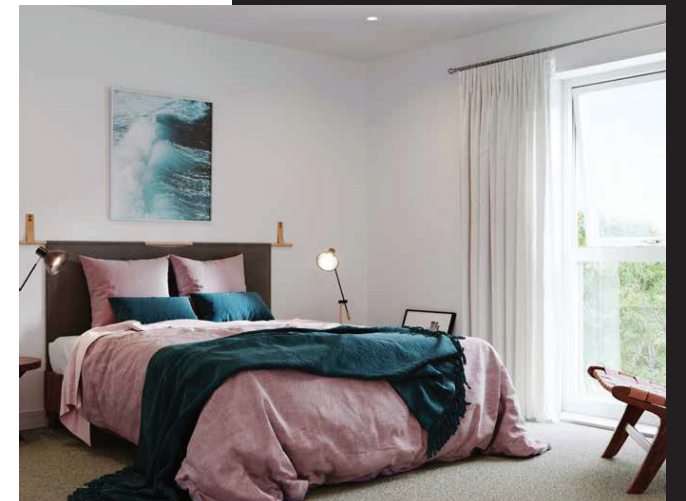
The scheme was constructed by Glossbrook on a Design and Build contract.

57 UNITS
GDV
£14M+

Agents
goadsby

Agents
LLOYDS
PROPERTY GROUP

Contractors
GLOSSBROOK





WE MAKE A DIFFERENCE

As a responsible business, we are committed to making a positive impact in the communities and neighbourhoods in which we work. We are acutely aware of our commitment to sustainable development and the impact we have on the environment, communities, and the people in those communities. We foster a responsible culture and regularly work with local contractors where possible, while employing a collaborative approach to planning discussions.

We have secured safety housebuilding accreditations including Building a Safer Future Charter and CCS 10 year Client partner, which places a huge importance on showing care and consideration towards the local community, the environment and our workforce.

We comply with the latest health and safety legislations, maintaining an integrated safety, health and environmental (SHE) management systems that are externally certified to OHSAS18001.



PRESERVING HERITAGE

At the heart of our residential developments is a deep commitment to preserving heritage. A number of our projects involve Grade II Listed buildings, including notable landmarks such as the former Police Station, Tooting and Wye College.

Our track record showcases our dedication to breathing new life into historic structures, ensuring they remain valuable assets to their communities. At Wye College, for example, we are blending original 15th-century features with contemporary architecture to create vibrant, modern living spaces that honour the past while embracing the future.





GET IN TOUCH

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