

An architectural rendering of a modern, multi-story residential building with a light-colored brick facade and large windows. The building features several balconies with dark metal railings and potted plants. In the foreground, a lush rooftop garden is visible, featuring a wooden pergola structure covered in green vines, various trees, and flowering plants. A person is sitting on a wooden bench in the garden. The background shows a suburban neighborhood with houses and trees under a bright, hazy sky with a low sun creating a warm glow.

RESIDENTIAL DEVELOPMENT

BY TT GROUP

TT

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WHO WE ARE

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

Our portfolio now comprises over 15,000 properties spanning 80million sqft, along with a development pipeline of more than 14,500 homes.

15,000 properties
across the United Kingdom

85 million
sq. ft property estate

£9 billion
portfolio





**350+ planning
consents secured in all
sectors and locations
since 2001**

**1,000+ homes
built or under development**

**£600m in GDV
built or under development**

WHAT WE DO

We seek to acquire brownfield sites and buildings for predominately residential led development. We have an exceptional track record in securing planning permissions and building out high-quality projects.

MAKING A DIFFERENCE IN THE COMMUNITY

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.

Our overall aim is to contribute positively to the localities in which we build and work closely with the communities to ensure they gain long-term social and employment benefits from our developments.





KEEPING PEOPLE SAFE

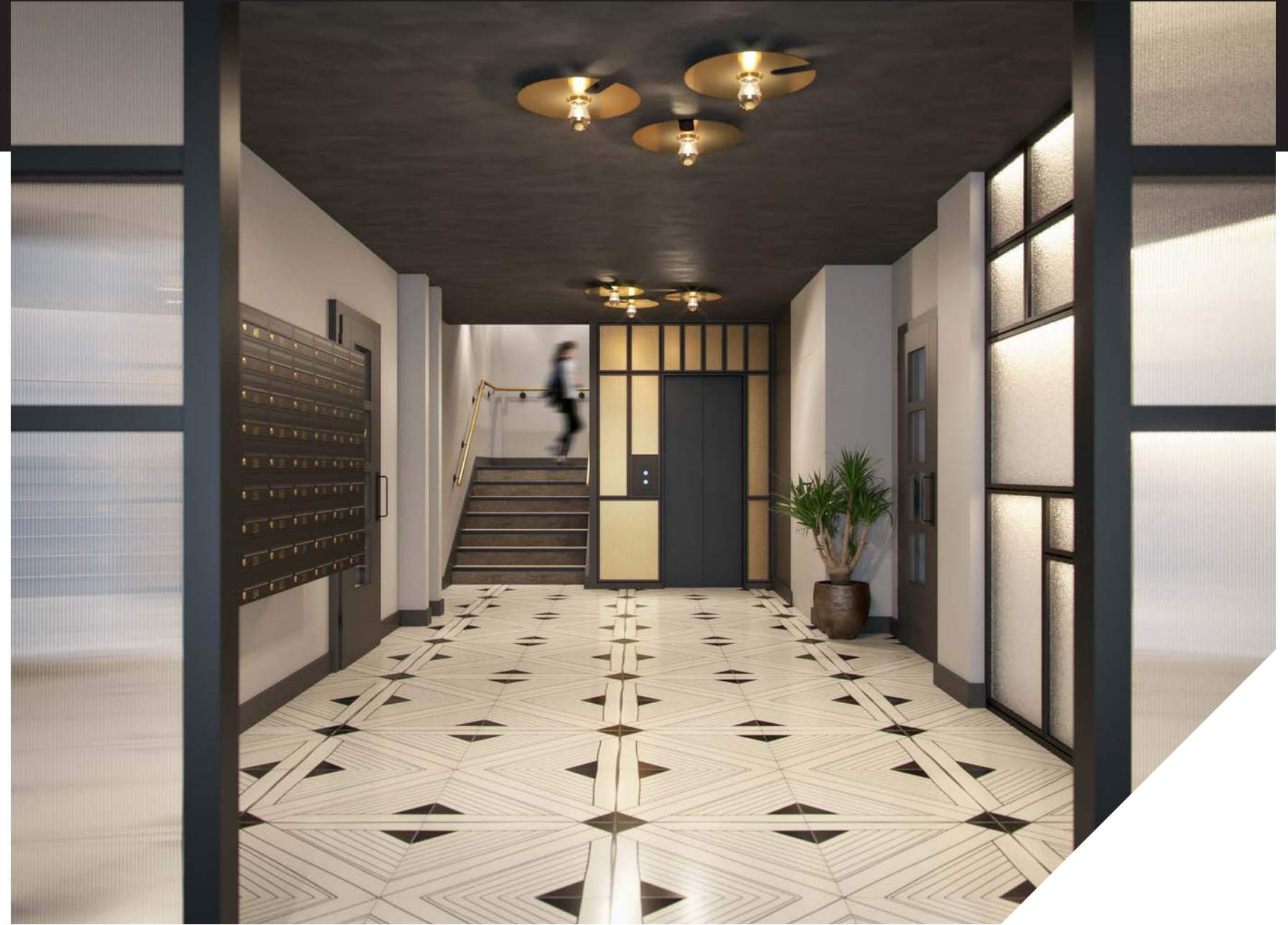
Keeping people safe is key to how we act as a responsible business, as we build our developments, we are creating a safer environment for our contractors and all future communities. We have secured all safety housebuilding accreditations including Building a Safer Future Charter and CCS 10 year Client 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.



DELIVERING QUALITY HOMES

We provide a high level of build quality and attention to detail in every home we create. Delivering a forward-thinking approach to design, each of our developments is bespoke to capturing the style that is relevant to the specific location and key audiences. We tender for the best interior designers, consultants, and architects who combine creative flair and innovative components, to deliver stunning living areas, kitchens, and bathroom designs, as well as outstanding installations for residential amenities.



OUR DEVELOPMENTS AROUND THE COUNTRY

1. Irene Studios Balham, 218 Balham High Road, London, SW12 9DF
2. 127 West Ealing, 127 Gordon Road, West Ealing London, W13 8QD
3. The Lookout, Park Rd, Poole, BH15 2RP
4. Alder Quarter, Parsons Close, Aldershot, GU11 2EU
5. Oriel House, Oriel Road, Cheltenham, Gloucestershire, GL50 1XP
6. St George's Walk, St George's Road, Harrogate, HG2 9DX
7. The Gate House, Feltham Hill Road, Ashford, TW15 1YA
8. Rivershill, St Georges Road Cheltenham GL50 3EX
9. Postal Close, 1-9 Postal Close, Bexley, DA5 1EB
10. Oakfield Court, Oakfield Rd, Clifton, Bristol BS8 2BD
11. Woodcroft, Pitsligo Road, Edinburgh, EH10 4RY
12. The Woodlands, Otley Road, Adel, Leeds, LS16 8BW
13. Level One, Queen Street, Newcastle, NE1 3UG
14. Castle Chambers, Clifford Street, York, YO1 9RA
15. High Leigh Garden Village, Hoddesdon - Hertfordshire - EN11 8SG



BALHAM, LONDON

IRENE STUDIOS

84 UNITS



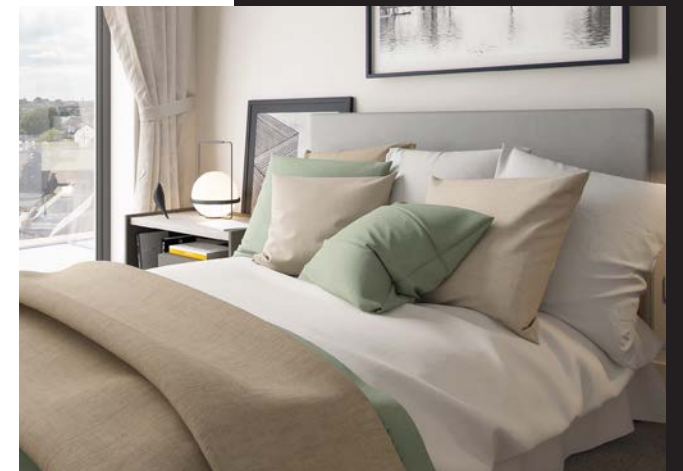
Irene Studios features a total of 84 new private homes in the heart of Balham.

Originally the property was a 1940s office block and has been developed into luxury apartments. It is situated in a prominent location on Balham High Road, next to the Grade II listed church of St. Mary & St. John The Divine and a stone's throw from Balham Underground Station.

The apartments provide a mix of new homes in a very popular area for first-time buyers and young professionals.

The majority of the accommodation comprises studio apartments as well as one and two bedroom apartments.

Designed by Jigsaw Interior Design, the interiors follow's the art deco theme of the building delivering a distinctive transformation of this long-standing building. Amenities include a resident's club house with private dining and workspace facilities.



GDV
£34M+

Agents
savills

Contractors
arj

Interior Design
JIGSAW
INTERIOR ARCHITECTURE

WEST EALING, LONDON

127 WEST EALING

142 UNITS



A new residential quarter for what is already established as one of the most popular areas to live in West London.

127 West Ealing comprises 142 private units across two blocks, all with outside space and parking available by separate negotiation. Each home has been designed to the highest specification, with comfort and luxury in mind.

Quality fittings, unique craftsmanship and bespoke finishes are featured throughout, with ample space for homeowners to socialise and entertain. All apartments benefit from a private balcony or terrace, with all residents able to access the landscaped gardens, two of which are situated on the 3rd floor giving elevated views.

The amenities are a real feature of the lifestyle you can expect at 127 West Ealing, offering a concierge and a welcoming residents lounge.

The development is extremely well-connected, located 2-minutes' walk from West Ealing station, which with the arrival of Crossrail, London's new high-speed rail network, offering exceptional travel times of 15 minutes to Bond Street, 20 minutes to the City of London and just 13 minutes to Heathrow Airport.



GDV

£73.5M+

Agents
CBRE

Contractors
bennett

Interior Design
SVVA

POOLE, DORSET

THE LOOKOUT

57 UNITS



Poole’s most exclusive new development, offering 57 stylish one and two bedroom apartments.

Our plans involved the complete redevelopment of the property and transformation of its external appearance into a quality residential block. A new facade was introduced, employing the same materials used for the new build element of the scheme.

The redevelopment, breathes new life into a well-located building, situated in a busy area with good access to Poole and Bournemouth town centres, The Lookout

provides greater choice for people looking to remain in or relocate to the area.

The scheme benefits from panoramic views of Poole harbour and the Sandbanks Peninsula from a residents only roof top.

GDV

£14_M+



ALDERSHOT, HAMPSHIRE

ALDER QUARTER

32 UNITS

This brand new development in the heart of Aldershot provides 32 modern one and two bedroom apartments consisting of a wide range of layouts, set across two residential buildings.

Designed with great attention to detail, the development offers high-specification apartments with contemporary fittings and facilities. Residents benefit from 54 off road parking spaces, bicycle storage and private gardens.

Located on Ordnance Road, the development is within walking distance

from Aldershot Town Centre and close to excellent transport links – the Railway Station is a five-minute walk and connects the town to London Waterloo in just 47 minutes, as well as easy access to Guildford in 17mins and nearby Farnborough Airport. The surrounding areas offer plenty of recreational facilities.

GDV

£7.5M+

Alder
Quarter

Agents

Bridges
.co.uk

Contractors

brymor
construction



CHELTENHAM, GLOUCESTERSHIRE

ORIEL HOUSE

15 UNITS



Oriel House is an exciting residential conversion of 15 high specification one and two bedroom apartments in the highly sought-after Montpellier District of Cheltenham.

The completed residential conversion scheme was originally a 12,099 sq ft office building which was converted to apartments set across five floors. Oriel House is located in a highly sought-after area in Cheltenham, only a short walk away from the town's Promenade retail area and Cheltenham Spa train station.

Each apartment comes with its own private off-street parking and a secure bike store available on site.



GDV

£4M+

Agents



HARROGATE, NORTH YORKSHIRE

ST GEORGE'S WALK

88 UNITS

A development of three, four and five bedroom homes in the highly-desirable spa town of Harrogate, within walking distance of high street shops, independent boutiques, leisure attractions and award-winning restaurants.

St. George's Walk is just moments from Harrogate's vibrant town centre, which promises an elegant blend of stunning architecture, lush formal gardens and world-famous entertainment.

Close to breath-taking countryside, a collection of esteemed local schools,

and boasting excellent transport connections, St. George's Walk is sure to be a sought-after residential location for a wide audience of buyers.

The development is being delivered as part of a joint venture project with Bellway.

GDV

£27.5M+

Joint Venture with
Bellway



ASHFORD, SURREY

THE GATE HOUSE

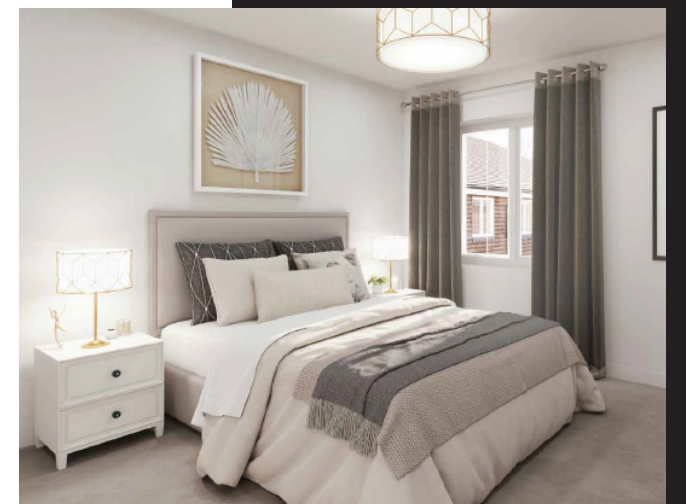
37 UNITS



The Gate House offers six beautiful houses and thirty-one spacious apartments, located in the bustling town of Ashford, in a private cul-de-sac, the development's layout has been carefully considered to ensure each property benefits from plenty of natural light.

Behind their charming façades, interiors are designed for modern living, offering open plan kitchen-dining. With convenience front of mind, kitchens feature integrated appliances and ample storage, while ensembles and bathrooms include built-in sanitary ware and elegant heated towel rails for added luxury.

Each of our houses boast a private garden reached through beautiful French doors from the living room, while our apartments feature large windows ensuring a spacious and light filled setting for entertaining or relaxing.



GDV

£13M+

Agents
Frost
The Frost Partnership

Contractors
STAR
contractors

CHELTENHAM, GLOUCESTERSHIRE

RIVERSHILL

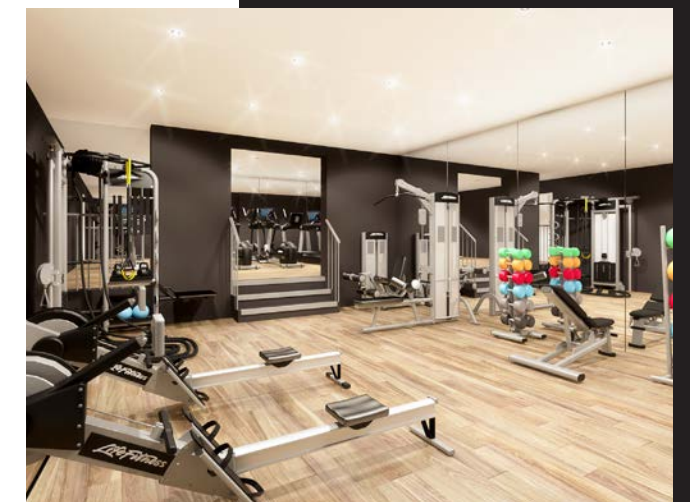
63 UNITS

Introducing Rivershill, a rare collection of one, two and three bedroom apartments and penthouses situated in the heart of historic Cheltenham, a stone's throw from sophisticated Montpellier.

An exciting collection of 56 apartments and 7 penthouses, all with allocated parking. Rivershill offers bright, airy and well-proportioned living space with private outside areas, as well as communal spaces – including a purpose-built basement gym and studio.

The design of Rivershill is influenced by contemporary aesthetics and finished to exacting standards.

Our skilled interior design team have carefully selected every fixture and fitting. Pairing contemporary minimalist design with elements evoking the town's regency heritage, Rivershill offers an outstanding home, with ample room to relax, energise and socialise.



GDV

£22.5M+

Agents



Contractors



Development Manager



HODDESDON, HERTFORDSHIRE

GARDEN VILLAGE HIGH LEIGH

350 UNITS

We have commenced construction of 350 homes in Hoddesdon, Hertfordshire.

The development will have a mix of homes, of which 21% will be affordable. The new development will also provide a range of community facilities, including a new primary school, various sports and play areas, and improvements to local highways.

The development is being delivered as part of a joint venture project with Taylor Wimpey and our strategic land and planning business Lands Improvement.

Through contributions agreed as part of the planning permission for the development, payments of approximately £8m will be made towards improving local education, bus services, healthcare, leisure, and the Hoddesdon town centre. Both on-site and off-site affordable housing will be created.

GDV

£180_M+

Joint Venture

**Taylor
Wimpey**



EDINBURGH

WOODCROFT

81 UNITS



An exclusive development of 81 luxury properties, a joint venture with Queensberry and Telereal Trillium.

Situated off Grange Loan in the sought-after area of Morningside, Woodcroft provides a collection of 24 three-storey four bedroom townhouses, each complete with private driveway, garage and garden. There is also a mix of 57 one, two and three bedroom apartments and penthouses with private parking, many featuring balconies or terraces.

The level of detail in the design of each property is no less than purchasers would expect from a development situated within one of Edinburgh's most desired addresses, from a high end specification that encompasses state-of-the-art imported German kitchens to ensuring many of

properties are south or west facing to achieve maximum solar gain, Woodcroft is a unique development.

In addition to the choice of public and private excellent schools in the area, Morningside is just a short journey from the heart of the city centre. The area also benefits from a mix of local and national retailers as well as independent eateries and boutique shops.

Awards

Scottish Home Awards Showhome of the Year (2016)

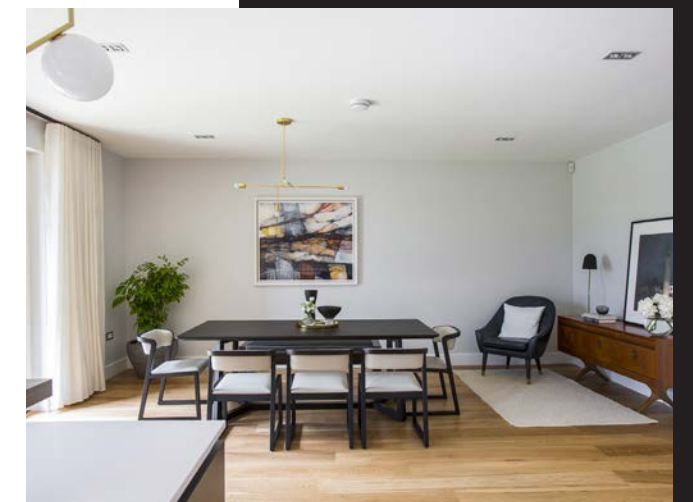
Homes for Scotland – Private Development of the Year (2016)

Designer KB Awards – Best Bathroom Design UK (2015)

GDV

£55M+

Joint Venture with



LEEDS

THE WOODLANDS

97 UNITS

A stunning development of apartments and houses.

The Woodlands is an attractive, well-presented development, boasting mature tree-lined boundaries and pleasant public green spaces, along with gated private driveways to selected plots. Covering two-bedroom apartments and three, four, five and six-bedroom detached and semi-detached houses, all properties include generous living spaces, modern fitted kitchens and quality Roca bathroom suites.

The area surrounding the development benefits from good local amenities and a handful of popular attractions, such as the prestigious Headingley Golf Course, well-known as the oldest club in Leeds.

Nestled in an idyllic rural setting, this impressive course promises breath-taking, countryside views and a memorable game for a range of abilities.

Golden Acre Park is just a five-minute drive from The Woodlands and provides a popular waterside setting for walking. With landscaped formal gardens, acres of parkland and even popular tea rooms, this colourful open space borders two of Leeds' most esteemed nature reserves, Breary Marsh and Adel Dam.



GDV

£43.5M+

Joint Venture with

Bellway

BRISTOL

OAKFIELD COURT

16 UNITS



An existing office conversion to prime residential apartments. Total development area 12,250 sq. ft. Oakfield Court is a sensitive transformation of a former Church into 16 one, two and three bedroom apartments.

Set in a much sought after location, this exclusive development is a stone's throw from Clifton Village, with its eclectic mix of shops, bars and restaurants and just a short distance from Bristol city centre.

The generously-sized apartments each boast an impressive standard throughout. Existing period features sit alongside contemporary interiors to create a stylish finish.

The specification is of the highest order and every property benefits from private off-street parking.

Of particular note is the tower conversion which is renovated into a triplex apartment, offering spacious living accommodation in the heart of Clifton.

GDV

£6M+

Agents



Development Manager



Contractors



BEXLEY

POSTAL CLOSE

9 UNITS

This highly anticipated development in the Heart of Bexley Village has been created from the conversion and redevelopment of the local Post Office which served the local communities from the late 19th century.

The apartments consist of three converted and three new build within the main building, as well as a collection of three new build townhouses, each offering three bedrooms and two reception rooms.

Postal Close is ideally located providing easy access to a wide selection of enticing eateries, boutique-style shops,

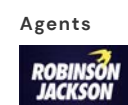
bars and pubs. Bexley railway station is within a few minutes' walk, providing mainline links to London Bridge, Waterloo East, Cannon Street and Charing Cross. Furthermore, there is a frequent bus service providing access to surrounding towns that include Sidcup, Bexleyheath and Dartford.

GDV

£4M+

POSTAL CLOSE

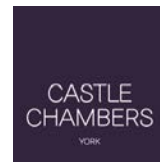
Bexley Village, DA5



YORK

CASTLE CHAMBERS

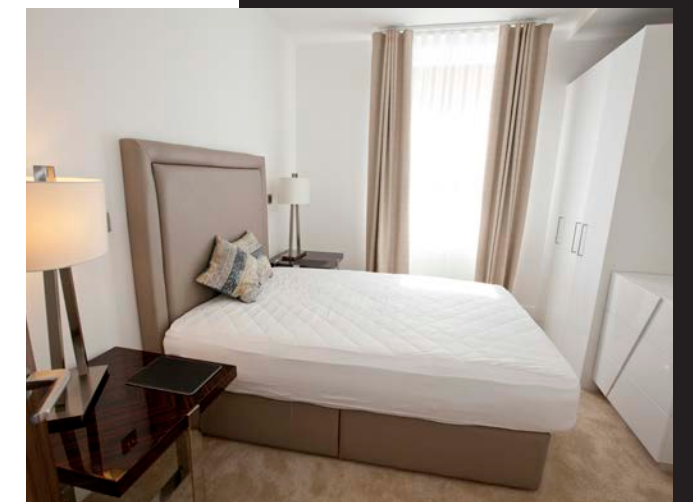
25 UNITS



Castle Chambers is a conversion of offices to 25 high quality residential units and ground floor commercial uses.

The apartments range from luxury one bedroom living to stylish and spacious two bedroom apartments, some with magnificent views across the historic skyline. All apartments have been individually styled and furnished to the highest of standards combining contemporary living with state of the art appliances.

The development is set in the shadow of Clifford's Tower, almost adjoining the Jorvik Viking Visitor Centre, with the extensive range of city centre and riverside bars and restaurants practically on the doorstep, providing a unique living experience in the thriving heart of the city.



GDV
£8M+

Agents



Contractors

Development
Manager

NEWCASTLE

LEVEL ONE

10 UNITS



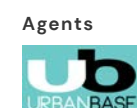
Level One, Prince's Building on Newcastle's vibrant and cosmopolitan Quayside, is just a stone's throw from some of the coolest nightspots in the city and within an easy walk to the business districts.

Level One is located at The Prince's building, an iconic grade-II listed building that was designed and constructed circa 1863 by Newcastle's Victorian architectural stalwart, William Parnell. He is responsible for some of the most interesting buildings in Newcastle. At four storeys, it dominates Queen Street by Newcastle's Quayside.

This stunning location is set just back from the iconic Tyne Bridge, and offers convenient access to the Millennium Bridge, Baltic and Sage Gateshead.

The nine two-bedrooms and one single bedroom apartments are totally suited to both modern lifestyles and the splendour of their surroundings. The classic Victorian architecture and shape of Prince's Building has resulted in imaginative and stylish layouts whilst the traditional high ceilings and large sash windows in each apartment give a rare experience of space and natural light.

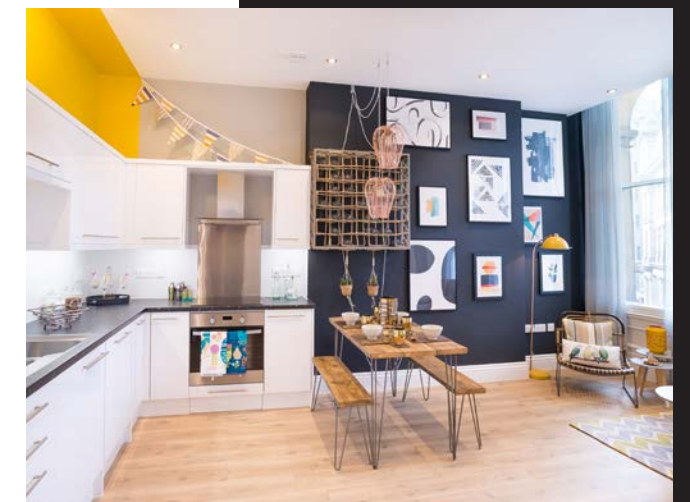
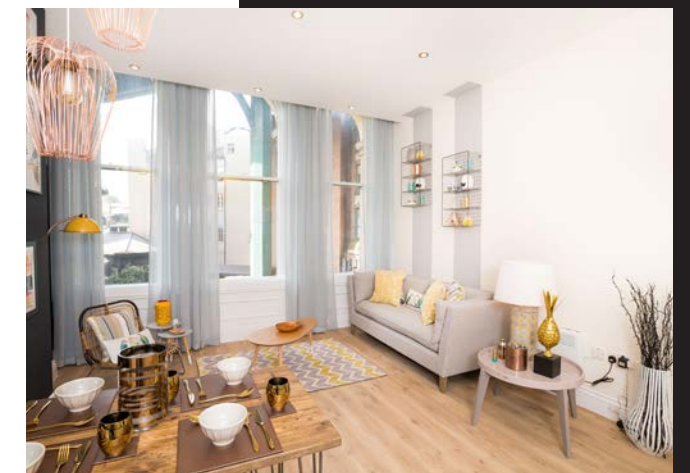
GDV
£1.5M+



Agents



Contractors





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 value of between £400 – £1,000pft²
- 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 send any opportunities to:

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