

AUGUST 2023



AIRE VALLEY ESTATES

YOUR TRUSTED PROPERTY DEVELOPMENT COMPANY

COMPANY PROFILE



Overview

Aire Valley Estates is a **leading** real estate & industrial development firm that has been operating for over 10 years. Over this time, we have **successfully** completed numerous high-profile building projects across various sectors, including residential, commercial, and Industrial. Our extensive **track record** showcases our expertise in delivering innovative and sustainable properties that have made a positive impact on the communities they serve.

Mission – To develop **high-quality** apartments, houses & commercial buildings In Urban & Rural areas across the UK.

This is to keep up with the **high demand** from professional tenants and expanding companies.

Vision – To become an acknowledged market leader in delivering high-quality apartments, Houses & Commercial Buildings.

Values – We follow best practice so that our developments provide a safe and environmentally friendly living experience, at great value for our clients.

Objectives

Primary objectives include:

- 1. Identifying Opportunities:** Aire Valley specialise in land transactions, development and construction with our key focus being assets to developers within the North West of the United Kingdom. This involves researching and analysing market trends and really understanding what property type best serves that particular location.
- 2. Acquiring land or properties:** Once a suitable opportunity is identified, our buying team work on acquiring the necessary land or existing properties to carry out the development project. Understanding the locality of the scheme regarding value is extremely important as this allows us to deliver that same value proposition back to our clients upon project completion.
- 3. Financial Analysis:** Aire Valley conducts comprehensive financial analysis to determine the feasibility of the project. This involves working with our quantity surveyors to attain the costs of construction, potential revenue from sales or leasing and calculating potential returns on investment. We use both private funding as well bank led development finance to support our construction costs.
- 4. Planning and design:** Aire Valley work with architects, engineers and other professionals to plan and design the building or project. They ensure that the design aligns with market demands, adheres to zoning and building regulations and meets the needs of potential buyers or tenants.
- 5. Obtaining approvals:** Aire Valley navigate the complex process of obtaining necessary permits, zoning approvals and other regulatory clearances required for the development. Having purchased land, been successful with planning and developed various sites throughout the North West, we have forged extremely strong relationships with local councils and government bodies. This has a huge value for processing planning on new sites.
- 6. Construction management:** Once all approvals are in place, our project managers oversee the construction process. They work closely with contractors and construction teams to ensure the project is completed on time and within budget.

Completed Projects

1. **Bracken Street, Keighley** – Formation of 8no residential properties Planning , Building Regulations and Developer.
2. **Crossflats, Bradford** – Formation and conversion to form 12no Houses Planning , Building Regulations and Developer.
3. **95-97 East Parade, Keighley** – Formation of 4no Apartments Planning, Building Regulations, and Developer.
4. **869 Thornton Road, Bradford** – Formation of 10no Industrial units Building Regulations and Principal Contractor.
5. **Land at Woodville Road, Keighley** – Formation of 7no Bungalows Principle Contractor.
6. **Royd Ings Ind Estate, Keighley** – Formation of high bay warehouse Principle Contractor.
7. **Legrams Lane, Bradford** - Formation of supermarket Building Regulations and Principal Contractor.

BRACKEN STREET, KEIGHLEY – FORMATION OF 8NO RESIDENTIAL PROPERTIES PLANNING, BUILDING REGULATIONS AND DEVELOPER.



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LEGRAMS LANE, BRADFORD - FORMATION OF SUPERMARKET BUILDING REGULATIONS AND PRINCIPAL CONTRACTOR.

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