

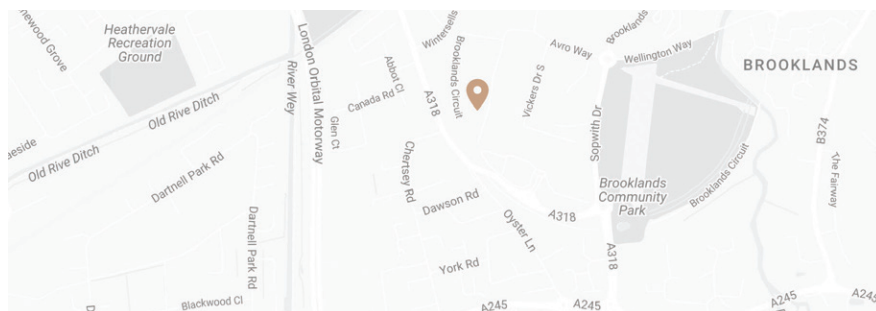


P A R K L A N E

D E V E L O P M E N T S

Company Overview

At Park Lane Developments we are specialists in designing and building high end homes in the Surrey area. Our core business is focused on working between 6,000 and 10,000 square feet. We still however, have large amounts of experience building outside of those parameters including both smaller and larger projects. Our two main avenues of work are providing a platform for investors with development opportunities, and also providing end users a turnkey solution to design and build their own dream home from start to finish.



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Previous Projects



64 Cranley Road, Burwood Park



1 Albury Road, Burwood Park



101 Silverdale Avenue, Ashley Park



Amraoti, Wentworth



Towercross, St Georges Hill



16 Ince Road, Burwood Park

Client Build Overview

Park Lane Developments can act as a contractor to build bespoke homes to a clients exact specification. Some clients may have already sourced a new building site, or in many cases, already live on their desired plot, but want to build a new house on there. We are also able to assist on finding a new plot for a family looking to relocate and build.

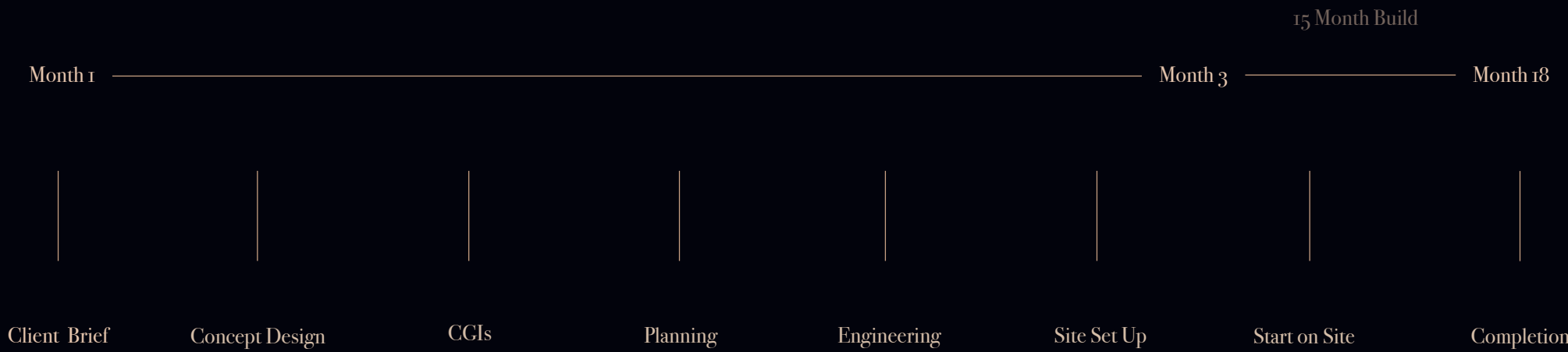
This works by us visiting potential sites with clients to get an overall feel for size, space, orientation and general ambience. We are then able to plot templated houses onto an exact site plan. We support this with Computer Generated Images and detailed cost plans to give the client as much information as possible. Clients find this useful as within a couple of days of visiting a site, they have all the information they need to make an informed decision. This helps them reduce the risk of missing out on a buying opportunity if fast action is needed.

Once a site has been established, work then begins with the client on the design process of their future home. We have several templates which are offered to the clients to see if they would like to use these as a starting point, which can be tweaked to their specific requirements. This is a popular option as we are able to take them to other projects currently under construction. This enables them to get a really good feel for the possibilities at their own home. If none of the templates work, clients have the option of designing a completely bespoke home.

Once planning is granted and the site is under way, the decision request element has been intelligently streamlined through our in house design studio. It has been designed in such a way, to make the process as pain free and enjoyable as possible.



Build Process







Developments and Funding

Park Lane Developments are able to offer investment opportunities to financial institutions and high net worth individuals by entering into a joint venture to develop a plot of land.

Using our trusted contacts within the industry, we are able to locate and source exciting opportunities that are suitable for redevelopment. When sites are offered to us,

we test the viability of the specific project until we find a solution that gives us the required returns. If a project is confirmed as feasible with strong returns, we then design the house, complete the build process and bring the house to market fully dressed as if it were a show home. This is all taken care of internally meaning a hassle free solution for lenders and investors.

Coming Soon For Sale



11 Eriswell Crescent



14 Eriswell Road



46 Onslow Road

Previously Brought To Market and Sold



5 Chargate Close



27 Chargate Close



Towercross



101 Silverdale Avenue



1 Albury Road



16 Ince Road



7 Cranley Road



10 Cranley Road



64 Cranley Road

Silverlair

Burwood Park 8,500 sqft

A stunning home in the heart of Burwood Park, individually designed with the modern family in mind.

Set in 0.5 acres of quiet and tranquil south backing gardens.

Flexible living space on ground floor, including a large kitchen/breakfast and orangery, which steps out onto the loggia.

Two further reception rooms.

Galleried landing, with a lantern above, flooding the ground and first floor with natural light.

Master suite with a large dressing area, with separate his and hers en suites.

Four further bedrooms, including a suite with its own staircase.

A large gym with an en suite and a TV room/games room with an en suite.





SILVERLAIR





Albury House

Burwood Park 8,500 sqft

An impressive home, In the heart of Burwood Park nestled in 0.6 acres of landscaped gardens.

Flexible ground floor, including a large open plan Kitchen, Breakfast and Day Room.

Off the kitchen there is a dining room and children's play room.

There are two further reception rooms on the ground floor.

Galleried landing with a lantern above, flooding the area with natural light.

Five bedroom suites on first floor, including a master suite with "his" and "hers" dressing rooms and ensuites.

Self contained annex with links to the house and separate entrance.

A bridge overlooking the landing and hallway, links two further bedrooms.

Large 4 car garage.









Towercross

St Georges Hill
11,000 sqft

An imposing residence of grand proportions.

6 reception rooms.

Master bedroom with 'his' and 'hers' en suites and dressing rooms.

4 further bedroom suites.

Impressive basement complex including games/entertainment room, swimming pool, gym and sauna.

Staff accommodation with separate entrance.

Car showroom.









Park Lane Designs

A selection of templated houses and fully bespoke projects.

These were either as funded development projects, or as a design and build for an end user client.



21 Onslow Road, Burwood Park



27 Chagate Close, Burwood Park



1 Albury Road, Burwood Park



10 Cranley Road



46 Onslow Road



11 Eriswell Crescent



11 Cranley Road



Sunhill, St Georges Hill



174 Ireton Avenue



16 Ince Road



29 Broadwater Road



2 Cranley Road



Special Projects

Summer House Burwood Park

A stunning stone Summer House with attached Car
Showroom.

Glass room fitted with car turntable.

Designer bar and Lounge area.

Outdoor seating area with gas fire pit.







Key Contacts

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