

CASE STUDIES – WITH NUMBERS STRICTLY PRIVATE AND CONFIDENTIAL



Strictly Private and Confidential. Call ASK on 0330 133 7901 or visit <https://www.askvc.co.uk>. ASK VC is a trading style of JC, VK and ASK VC Partners. We work with Property Owners and Major Property Developers and Investors throughout the UK.



CITING RETURNS SAFE INVESTMENT

Developing Properties since 1991



- Our Consultants have Developed:
- 1252 New Homes
- 120 Vacant Shops
- 35 Vacant Pubs
- 41 Vacant Restaurants
- 14 Commercial Sites
- 540 New Apartments
- 120 Existing House Refurbishments
- 200 Conversions to new homes
- 2 Church Conversions
- 9 Mill Conversions
- 4 Barn Conversions

Building Success: Navigating the Complexities of Construction

Construction is more than bricks and blueprints—it's a dynamic, multifaceted industry that demands precision, adaptability, and expertise. Building Success: Navigating the Complexities of Construction is your essential guide to mastering the technical, managerial, and practical skills required to thrive in this fast-paced field and avoid the most common risks that threaten a project's success.

Authored by Vincent Kelly, a seasoned professional, this comprehensive textbook covers every phase of the construction process, from initial planning and design to project execution and handover, guiding you through it all.

- In-depth discussions on construction materials, methods, and technologies.
- Practical strategies for managing timelines, budgets, and risks.
- Guidance on navigating regulatory requirements and ensuring safety and sustainability.
- Case studies and real-world examples that illustrate common challenges and solutions.
- Insights into emerging trends such as green building practices and digital innovations.

Whether you're a student, aspiring builder, or experienced contractor seeking to sharpen your skills, this book offers the knowledge and tools you need to excel. Clear, concise, and richly detailed, the text is the ultimate resource for anyone passionate about constructing a better future—literally and figuratively.

Master the art and science of construction. Build your success today.

We don't get
our knowledge
from books –
we WRITE the
books

BUILDING SUCCESS

NAVIGATING THE COMPLEXITIES OF UK CONSTRUCTION



VINCENT KELLY

An aerial photograph of a residential development. In the foreground, a paved road curves through a green landscape with trees. To the right of the road, a row of modern, two-story houses with white walls and dark roofs is visible. Further back, more houses are clustered together, and a construction site with yellow cranes and earthworks is visible in the background. A vertical blue and purple gradient bar is positioned on the right side of the image, partially obscuring the houses.

ASK VC GROUP

Ask VC Group is a team of exceptionally skilled property development consultants and quantity surveyors with unmatched expertise. With a portfolio that includes the successful development of thousands of properties, our unique talents are not available anywhere else and cannot be directly employed.

We bring this hard-earned experience to every development proposal, standing steadfast alongside our joint venture partners to tackle the inevitable challenges of the development process.

Property development is inherently complex, with risks that can escalate quickly. From navigating disputes with determined neighbours to managing difficult groundwork contractors, the industry is rife with adversarial challenges. At Ask VC Group, we remain by our partners' side every step of the way, ensuring stability, support, and success in even the toughest circumstances.

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Mottram Road, Stalybridge

Development of 4 very large detached homes on a challenging site

This development site had lots of remediation issues and challenging levels. Despite this the entire project was bought, developed and sold within 9 months. Clients were very pleased.

	Actual Figures
Gross Development Value	2,284,444
Gross Development Costs (Inc ASK Fees)	1,684,250
(Including Land Value)	425,000
Gross Development Profits	600,194
Landowner Return inc Land	905,155
Overall Timescales	9 months

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Hapsford Hall

Development of Grade II Listed Barns to provide 9 quality homes in Frodsham, Cheshire
 All Properties were carefully value-engineered and a good mix of very small units combined with larger units enabled super fast sales.
 Entire Development Completed within 9 months.

	Actual Figures
Gross Development Value	2,881,307
Gross Development Costs (Inc ASK Fees)	1,925,101
(Including Land Value)	610,000
Gross Development Profits	956,206
Landowner Return inc Land	1,374,965
Overall Timescales	9 months

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Hest Bank. Lancaster: 3 Architect Designed Bespoke Luxury Homes

This area is highly sought-after and high-value and we therefore wanted to develop super modern homes that we knew would be in high demand in this location. All Properties were completed and sold within 12 months. Clients did very well on the scheme, and customers told of forever homes due to their low running costs and flexible living spaces.

	Actual Figures
Gross Development Value	1,788,630
Gross Development Costs (Inc ASK Fees)	1,215,540
(Including Land Value)	325,000
Gross Development Profits	573,090
Landowner Return inc Land	783,472
Overall Timescales	12 months

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- The Meadows, Barnoldswick
- 11 Detached Homes in Lancashire with Stone Elevations and Slate roofs. All done within 12 months.

	Actual Figures
Gross Development Value	4,519,922
Gross Development Costs (Inc ASK Fees) (Including Land Value)	3,423,321 750,000
Gross Development Profits	1,096,601
Landowner Return inc Land	1,627,281
Overall Timescales	12 months

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- Victorian Lanterns, Bury
- 13 Homes in Lancashire with Stone Elevations and Slate roofs. All done within 12 months.



EXCITING RETURNS SAFE INVESTMENTS



- Barwood Lea, Ramsbottom :
Conversion to Mill to provide 16
Bespoke Apartments.



- Hulme Hall, Knutsford
- Fantastic Single Residence in the heart of Cheshire on a Moated Site of Special Historical Interest.
- 3 acre 7 Bedroom Home taken from ruins by Ask Consultants to an Ultra Desirable Home for Property Developer.
- New Build Garage Block



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- Springwood Hall, Manchester
- Conversion of Former Mills into 43 Homes



EXCITING RETURNS SAFE INVESTMENTS

- Rishworth New Mill, West Yorkshire
- Conversion of Grade II Mill Building into 89 Apartments plus Former Lodge into 3 Bed Dwelling
- Challenging Site : a new access road was required which meant heavy negotiations with nearby property owners and very rural for such a big site. Marketing was widespread and we targeted people who could work from home in rural idyls.

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New Estate, Middleton

Some sites are just standard and this 50-house site had no special features but helped first time demand in the busy Middleton area of Manchester. The site was designed with demand in the area and was sold as it was built. Entire job took 18 months from start to finish.

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Call us if you have a property and wish for us to develop it for you or if you wish to develop property and would like our help.
We ONLY develop property in partnership with others so there is no conflict of interest.

Call Chris Page on 07539024534
Central Office 0330 133 7901
Email: Chris@askqs.co.uk
<https://www.askqs.co.uk/>

- Sites for Houses
- Sites for Commercial
- Vacant Shops
- Vacant Pubs
- Vacant Offices
- Sites with Planning
- Empty Mills
- Vacant Farm Buildings

- We develop every type of property.
- All Sizes
- All Areas

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