



sn
developments

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SN Developments acquire sites within quick timescales, tackling complex legal/development obstacles in their way and ultimately produce a wonderful product that home-owners are proud to call their home.

ANTHONY SHAW
ASSOCIATE, MONTAGU EVANS



An Introduction

SN Developments is a creative design and build team – passionate about property and focused on high-quality. We are a team of professionals, excited to be doing a job we love, creating designs and homes that we enjoy building, and – most of all – that people want to live in.

Founded in 2011, our initial projects were individual properties. A few years on, we now create entire communities. One thing that has never changed however, is that we have always strived to create better places to live. We believe our homes break the mould of conventional house builders, and we do that by welcoming change, using modern building methods and incorporating the latest construction technology into each stage of development. We build homes, not just houses. We do that by developing land opportunities which offer future residents real value, liveability and on-trend interior design.

In 2019, we have completed stunning, contemporary town houses in an urban neighbourhood. We have built 12 stand-out, modern apartments in a traditional town centre setting. We are also currently designing an East London landmark of high quality apartments in a sky-scraping tower.

From the outset, SN Developments has always chosen to work with like-minded people; from architects to planners, designers to engineers. Working with a hand-picked selection of professionals who share our vision contributes to the high-quality finish of our new-build properties. We work with people we like and we build homes we want to live in.



ONE JAMES LANE / E10

OUR AIM

Our aim has always been to work efficiently and effectively as a team, designing and building homes of high quality, comfort and longevity. We build homes we want to live in and choose locations and designs that offer real value to our buyers' lifestyles.

Meet Our Team

We are based in the Barley Mow Centre in leafy Chiswick, West London – an ideal location for our evolving team working in London and throughout the UK.

Our team blends experience with passion, diligence with creativity. We have worked hard to forge an efficient and fresh approach to exploring new sites and delivering and selling our residential housing schemes. We always ensure that we offer something different and innovative to our planning and design partners.

We are a team of professionals dedicated to the property industry and are genuinely excited about every new project and scheme we deliver.

Our team looks to build homes we want to live in and we really care about the end product's look and functionality. Our company ethos is inclusive and every team member's opinion is considered throughout the design process.



Sunny Nahal Founder

With more than 17 years' experience in the UK property market, Sunny has a passion for London homes and new build developments.

Taking on a Sales & Marketing Director role early on in his career, starting a development business was a natural step for Sunny. He discovered a like-mindedness in his founding partner Tom Shaw and the pair have worked seamlessly together to build a highly successful company, while carving out distinct and essential roles for themselves.

Experienced in land assessment and procurement, Sunny is focused in his goal to grow SN Developments and is hands-on in his approach to sourcing new sites and taking them through the planning process. He has an innate knowledge of both planning and construction matters and takes part in all essential project delivery decisions.

Sunny's strengths lie in working with vendors and agents to secure deals and in finding sites to which the company can add value.



Tom Shaw Founder

Tom has been working within the real estate sector for over 15 years and has built a wealth of knowledge and contacts through his personal and professional investments, both nationally and internationally.

Spending a number of years working across Europe, Tom specialised in the purchase, sale and management of millions of pounds worth of distressed residential properties before he and Sunny came together to launch SN Developments.

Tom has been involved with businesses in many sectors in the UK and overseas, giving him a broad knowledge-base to draw from. With a focus on physical assets, he has been involved with a range of opportunities; from biomass plantations and mining operations in Africa, to the bulk purchasing of undervalued property in Portugal.

His strengths lie in structuring and managing the funding of projects from private and public equity and finance.

He has real passion for construction and interior design and takes a keen interest in each step of the design and delivery process, from day to day site matters, to design decisions.



Meet Our Team



Michael Pratt Construction Director

As a Quantity Surveyor with over 25 years' experience, Michael's knowledge of construction technology, technical processes and legalities are second to none. Having previously worked on large scale commercial and residential projects, he oversees and manages SN Development's portfolio of sites.

His involvement with each new site – from initial procurement to full delivery – is indispensable and he is a highly valued member of the team. Tasked with preparing tender and contract documents, cost control and performing risk and value management, Michael's inquisitive nature and precise attention to detail has considerably enhanced and evolved SN Development's final build products.



Mitchell Murphy Sales & Marketing Director

Mitchell spent 15 years as an agent, selling and letting homes all over London – with a particular focus on Zones 1 and 2. His corporate experience as an agent at Knight Frank and later a branch manager, made him an ideal addition to our team, and he left his last position having contributed towards a record year for his previous company.

At SN Developments, Mitchell has been at the forefront of taking over the sales and marketing department, working with previous contacts and forming new relationships with estate agencies in our outer London locations. Quickly securing sales for our Brookes Meadow development, Mitchell has also taken the lead for our new site in Godalming, ensuring the sales suite and marketing materials are ready well-ahead of the estimated launch date.

With a background in traditional estate agency and a specialist knowledge of selling new build homes and apartments, Mitchell joined us in April 2019 and has quickly established himself as a vital part of the team.

Teerath Atwal Land & Development Manager

Teerath has been part of the SN Developments team for four years and has progressed from sourcing development opportunities to overseeing the entire development process; from concept to delivery. From calculating and estimating land values per square metre to tabling project delivery costs, Teerath's role is vast and varied.

As well as analysing costs and putting together investment summaries, Teerath has built and maintained relationships with agents and investors to support and assist the directors. He has also sourced a number of land deals and takes a leading role in the procurement process.



Julie Reynolds Interior Designer

Julie has been an interior designer for over 15 years and is experienced in creating stylish, sophisticated properties within a realistic budget.

As SN Development's in-house interior designer, Julie takes a lead role in creating the overall interior look of our projects. She works with the team and architects to choose suitable fixtures and fittings, liaises with suppliers and creates detailed mood boards and design plans.

Julie oversees every design detail, from colour palettes, tiling, kitchen units and flooring whilst a project is in the delivery phase. Once completed, Julie coordinates and carries out the dressing process, ensuring our show homes and marketing suites are finished to the highest of standards and showcasing our properties to the fullest.



Jessica Afonso Office & Progressions Manager

With experience in client management and administration, in just two years Jessica has proved herself to be an invaluable member of the team, taking on an office manager role alongside project and sales progression.

Her strong organisational and communication skills are essential to the smooth-running of the company and she manages relationships with suppliers, contractors, architects and investment partners on a daily basis. She also sees the sales process through; taking over from agents to ensure buyers enjoy a relaxed purchase experience while completing on their new SN Development home.



Brookes Meadow / Aylesbury

Area Buckinghamshire, HP19 8SS
Units 24 apartments
Size 658sq/ft per 2-bed apartment
Status Completed January 2019
GDV £6,341,900

Brookes Meadow is a development of 24 beautiful apartments, located close to a charming village centre and convenient transport links.

Each of the 2 bedroom homes benefit from 2 bathrooms, a state-of-the-art kitchen, private amenity space and landscaped gardens.

Whilst over the last decade, Aylesbury has experienced vast regeneration, Brookes Meadow remains desirable as one of the only new developments without social housing.

To attract first time buyers, this site was made available on Help to Buy – ensuring we deliver on our promise to create stylish, sophisticated homes at affordable prices.

Brookes Meadow was purchased unconditionally with outline planning permission in place.



One James Lane / Leytonstone

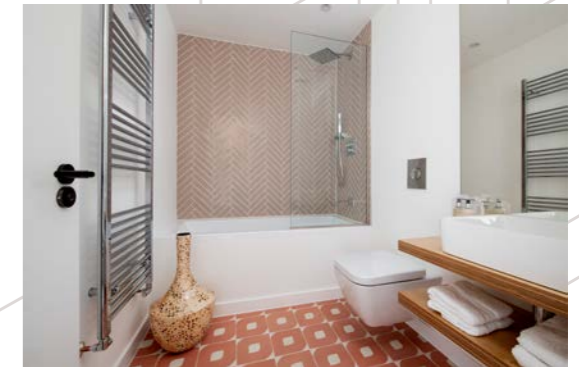
One James Lane is an outstanding development of five three-storey homes in the heart of residential East London.

With 3 bedrooms, 2 bathrooms, a WC, 2 balconies and a private garden, each house has been a triumph of modern design and architecture – showcasing a brave and bold style with exposed brickwork, floor to ceiling windows and dark slate tiling.

This development is a blend of warehouse living and designer style with careful attention given to each material used internally and externally. The open downstairs layout was enhanced with the addition of outdoor space on every floor, creating a fresh and modern home environment.

This was a conditional purchase based upon planning approval.

Area	London, E10 6HZ
Units	Five houses
Size	5 x 1329sq/ft houses
Status	Completed May 2019
GDV	£4,175,000





Area West Sussex, RH16 3LB
Units 12 apartments
Size 5 x 1-bed, 7 x 2-beds
Status Completed August 2019
GDV £3,922,000

The Gatehouse / Haywards Heath

The Gatehouse is a high-end collection of 12 apartments in the heart of Haywards Heath, West Sussex.

Located on the edge of The Priory – a Grade II listed building – The Gatehouse provides a striking contrast of modern, sleek and contemporary homes.

The apartments are spread over three storeys and are comprised of seven 2 bedrooms and five 1 bedroom units. The top floor apartments benefit from private terraces and the development enjoys 8 allocated parking spaces. This highly desirable location is close to the railway station and just a few minutes' walk from the town centre.

Each apartment has been furnished with the latest fittings and fixtures to ensure convenience and comfort, including underfloor heating throughout, stunning bathroom décor and landscaped outdoor areas.

Available on Help to Buy, these homes demonstrate SN Development's commitment to style and quality at an affordable price – attracting first time buyers and downsizers.

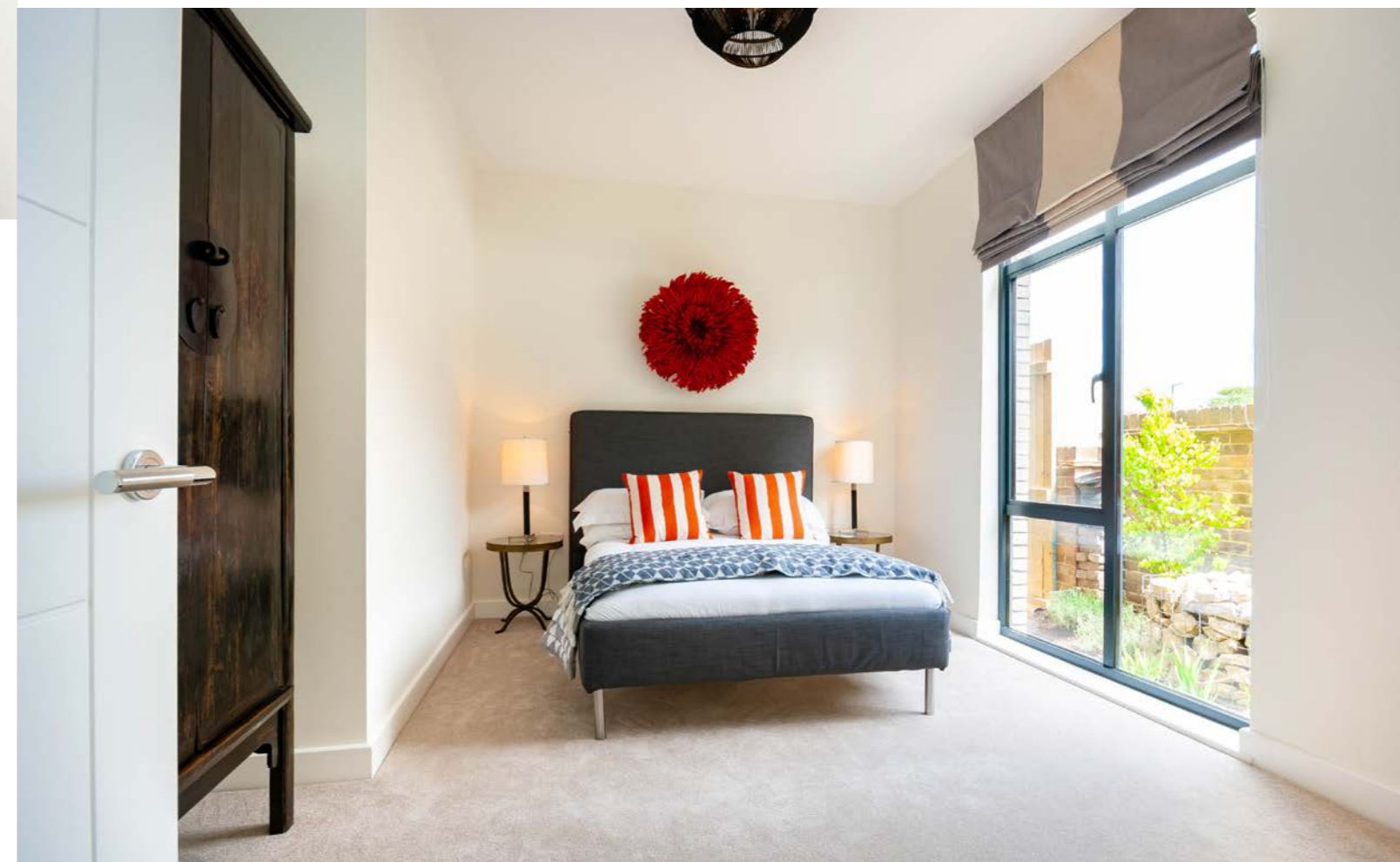
The Gatehouse was purchased unconditionally with full planning permission.



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SN Developments appointed Armata to construct the Gatehouse Project in Mid 2018. An exciting development of 12 new builds apartments in Haywards Heath. With the full support of SN's dedicated and professional team the build progressed with ease to completion. With clear goals and an organised team to back those up, SN are the perfect employer for any construction project. A pleasure to work with.

CRAIG HERBERT
 DIRECTOR, ARMATA



Heron House & Riverview / Godalming

Heron House and Riverview House are two former office buildings located in the quaint market town of Godalming, Surrey, purchased by our team for conversion and extension to residential accommodation.

Located less than a mile from the station, with excellent commuting times into London, these neighbouring buildings will transform the locality, creating a new community in an area surrounded by lush countryside and close to the university town of Guildford.

Heron House

Heron House is a collection of 45 studios, 1, 2 and 3 bedroom apartments and was purchased conditionally, subject to planning approval. Whilst 26 units had already been secured under Permitted Development Rights, we sought planning for a two storey rear extension and roof extension for an additional 19 apartments; maximising the site value.

Heron House apartments will be available on Help to Buy and will be finished to the requisite SN Developments' standard. Each property will enjoy one or two allocated parking spaces and benefit from the beautiful views and lifestyle afforded by the nearby River Wey.

Area	Surrey, GU7 1XE
Units	45 apartments
Size	Studios, 1, 2 and 3-bed
Status	Works started April 2019
GDV	£14,605,000



Riverview House

Riverview House is a collection of 46 beautiful apartments. These new homes will be available on Help to Buy and range in size, from studios, 1, 2 and 3 bedroom properties.

Originally purchased with planning for 36 units under Permitted Development Rights, we secured planning permission for a further 10 units along with alterations to the elevations and associated works.

Heron House and Riverview House will be a stunning addition to the area, are ideally located near the town centre and are just a short drive from neighbouring Guildford.

Area	Surrey, GU7 1XE
Units	46 apartments
Size	Studios, 1, 2 and 3-bed
Status	Works started April 2019
GDV	£13,573,980

Hampton Delivery Office / Hampton

Area London, TW12 1HZ
Units 11 units (mixed use)
Size 6 x town houses
 1 & 2 bed apartments
 1 x commercial unit
Status Planning to be submitted
GDV £7,800,000
 (based upon securing
 planning permission
 and developing site)

Situated in the leafy South West London suburb of Hampton, this former Royal Mail Delivery Office was earmarked for development in the 2018 Local Plan and is part of the borough of Richmond Upon Thames.

Set in the centre of a residential cul de sac, the site is under half a mile from the local train station and benefits from nearby amenities such as schools and a shopping area.

Also listed on the Brownfield Register, the site is a prime location for our proposed development of 6 luxury town houses, a mixture of 1 and 2 bedroom apartments and a ground floor commercial unit.

The site was purchased unconditionally, without planning permission. Our proposed scheme will be submitted to the borough's planning department in July 2019.



Islay Wharf / E14

Looking over the River Lea, near Canary Wharf and offering breathtaking views across London, Islay Wharf promises to be a landmark development.

Planning permission is currently being sought for a 27 storey tower comprised of 152 apartments, from studios, 1, 2 and 3 bedrooms. There will also be 2 ground floor commercial units in this new urban hub.

Our site is located next to Ailsa Wharf – a major waterside regeneration project – which is set to transform the area and bring new life into a forgotten part of Tower Hamlets. With plans for new schools, increased transport services and enhanced local amenities, Islay Wharf is set to be an awe-inspiring addition to this urban design scheme.

Islay Wharf is the tallest element of the area's regeneration plan and will be complemented by beautifully landscaped public spaces, excellent transport links and an opulent staggered building design.

The site was purchased unconditionally, without planning permission, however initial discussions with the Local Authority have been overwhelmingly positive.

Area	London, E14 OLA
Units	152 apartments 2 commercial units
Size	Studios, 1, 2 and 3 beds
Status	Planning to be submitted
GDV	£xx (based upon securing planning permission and developing site)



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Opportunities to work on a ground breaking landmark development in London do not come along very often, so to work with a forward thinking and enthusiastic client like SN Developments on Islay Wharf has been a pleasure. Their support for high quality design and encouragement to work the building envelope as hard as possible have lead to a design which will be a landmark along the River Lea for many years to come.

TOM BERNDORFER
PARTNER, DAVID GALLAGHER ASSOCIATES ARCHITECTS



Stagecoach Bus Depot /swindon

Area Old Town, Swindon, SN1 3LS
Units 43 apartments & 2 cottages
Size 1 & 2 bed apartments
 2 x cottages
Status Planning approval secured
 in November 2018
GDV £9,665,310

As the last undeveloped site in Old Town Swindon, our scheme of 45 residential units, a central landscaped green space and private parking, has been designed to complement the quaint character of its surroundings.

While Swindon is a modern and busy urban centre, Old Town has retained much of its original character with varied architectural styles, quiet courtyards and independent retailers – making it one of the most sought after residential locations in the town as a whole.

Our design of 43 apartments and 2 cottages was granted planning in November 2018 and will comprise of small 2 storey blocks around the central green space – creating a new and exclusive community development.

The former coach depot will be transformed, attracting local buyers as well as people from surrounding towns and cities such as Bristol, Bath and Oxford, where unit values are substantially higher.

The site was purchased unconditionally without any planning permission.



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OSP provided both architectural and planning consultancy for SN Developments on this site. SN were an excellent client, balancing their input and aspirations for the project with an understanding of the process and allowing the consultant team the space to see the project successfully through planning. We have enjoyed the working relationship with SN and look forward to the next collaboration.

PATRICK GRAHAM
 MANAGING DIRECTOR, OSP ARCHITECTURE

62 Station Road / Langley

Situated just moments from the upcoming Crossrail train service, this Langley scheme is an ideal location for commuters with journey times of under 30 minutes into London's Bond Street and just 35 minutes into Liverpool Street.

Currently a restaurant, our plan for 41 apartments will be considered by the Local Authority in summer 2019. The proposed scheme includes a combination of 1 and 2 bedroom apartments, ideal for young professionals and first time buyers. If planning is granted, the apartments will be offered on Help to Buy, ensuring our high-end design and finish is made available to the wider market.

This site was purchased conditionally subject to planning approval.

Area	Slough, SL3 8BT
Units	41 apartments
Size	1 studio 25 x 1 bed 15 x 2 bed apartments
Status	Planning submission date July 2019
GDV	£15,730,000 (based upon securing planning permission and developing site)



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Working with SN Developments has been a pleasure, their enthusiasm and thirst for quality is contagious. Langley will be a successful development because of their input and vision.

TOM BERNDORFER
PARTNER, DAVID GALLAGHER ASSOCIATES ARCHITECTS



91 Barrett's Grove / Stoke Newington

Area	London, N16 8AP
Units	23 apartments 1 commercial space
Size	Studios 1, 2 & 3 bed apartments
Status	Planning to be submitted
GDV	£15,287,000 (based upon securing planning permission and developing site)

Located in trendy Dalston, East London and neighboured by a number of new build residential developments, 91 Barrett's Grove is an excellent addition to the urban fabric of the area.

Currently a disused MOT garage, the site has become something of an eyesore as contemporary new build schemes have been erected around it. As such, our proposed plans are for a modern 5 storey block of 23 apartments (studios, 1, 2 and 3 bedrooms) and a 1,500sq/ft commercial space on the ground floor.

A prime residential area, the site is just a few minutes' walk from Dalston Kingsland Overground Station and close to local shops and amenities.

The site was bought unconditionally and plans will be submitted to the Local Authority in summer 2019.



Long Sutton / Spalding

This 26.35 acre site is located in the picturesque market town of Long Sutton, in the South Holland District of Lincolnshire.

With outline planning permission granted for 215 residential units under a Section 106 Agreement, the site is a welcome addition to the town's growing population.

There are excellent road links connecting Long Sutton with surrounding towns, with train stations located in the nearby towns of Spalding, King's Lynn and Peterborough.

Long Sutton has a proud Georgian history and signs of the past can be seen in the beautiful architecture of the town centre, with a number of independent retailers, quaint thatched-roof pubs and coffee shops. A bustling weekly market is a town tradition and the area has been described as a true gem in South Lincolnshire.

The site was purchased with outline planning permission and detailed plans will be submitted in Autumn 2019, with delivery of the scheme over four phases.

Area	Lincolnshire, PE12 9AD
Units	215 residential dwellings
Size	Varied
Status	Phased planning to be submitted
GDV	£58,620,000 (based upon securing planning permission and developing site)



What We Value



Integrity & Passion

Our growth and future plans depend on our integrity and passion for property. Our properties are built with a love and understanding of a real family home, with attention to detail and precision. We take time when it matters: to design and create schemes home buyers will love, and to secure deals and sites our investors will value from.



Health & Safety

Each element of our build schemes are checked and checked again to ensure our contractors, suppliers and team are safe and that our end products surpass national home standards. We never compromise on health and safety, we never offer quantity over quality.



Team spirited & Enthusiastic

Each member of our team benefits from our success. Each member of our team plays an integral role in every development. We are inclusive and passionate about our work and every individual team member is an asset now and in the future.

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I have acted for SN Developments for a number of years and can honestly say they continue to impress me. They are professional and effective with excellent market knowledge and technical expertise.

ALEX FENEGAN
SOLICITOR/PARTNER, SIMONS MUIRHEAD AND BURTON LLP



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