

WE PLAN | WE DESIGN | WE BUILD



Our STORY (SO FAR)

Meet Nick & Dean - The Journeys that shaped Switch..

Switch Property Group was founded on the belief that property shouldn't be complicated. With the right plan, the right structure, and the right people, the journey from concept to completion can be clear, efficient, and ultimately more profitable for clients. This philosophy has been shaped by the combined experience of Nick and Dean, whose distinct backgrounds create a balanced partnership grounded in insight, process, and proven delivery.

Nick's expertise lies in property investment. Over the past 13 years, he has built a diverse portfolio across residential, semi-commercial, and commercial sectors. His approach has always been simple: create a plan, execute it well, and ensure every decision serves the long-term strategy.

Having personally sourced, redeveloped, and managed a portfolio now worth over £2.3 million, Nick has experienced every stage of the process first-hand. His passion is helping clients navigate that same journey — from pre-purchase assessments through planning, design, and delivery — with a level of clarity and structure that removes unnecessary friction.

Dean brings more than 15 years of construction, quantity surveying, and project management experience across both client-side and contractor-side roles. His background spans everything from refurbishments and conversions to multi-million-pound new builds, including large-scale residential schemes and city-centre commercial developments.



Throughout his career, Dean has refined a process that takes projects from initial concept right through to completion, ensuring budgets, timelines, and quality remain controlled. His goal has always been to elevate the service standard across the full property lifecycle — safeguarding clients' investments and delivering exceptional outcomes.

Though their strengths differ, it's this dual perspective that defines Switch. Nick brings the strategic, investment-led mindset; Dean brings the technical and operational discipline. Together, they see projects from every angle, anticipating challenges before they appear and identifying opportunities that others often miss.

This collaboration creates genuine value for clients - sharper strategy, smoother delivery, and developments that perform as well in reality as they do on paper. Switch Property Group continues to build on this foundation. Drawing on decades of combined experience — from £3 million leisure redevelopments to multi-plot residential new builds and dozens of individual property transformations — the business is built to offer clients something better: a complete, end-to-end service that makes property development clearer, smarter, and more effective than ever.

Creating the perfect balance is key.

We PLAN, We DESIGN & We BUILD

WHAT WE DO

At Switch Property Group, we guide every development from inception through to completion - blending investment insight with construction expertise to deliver projects that perform. We offer a full-service approach, partnering with clients at every stage so you never feel left to navigate the process on your own.

1. Acquisition & Feasibility

Before any build begins, we help you find and assess opportunities. We conduct in-depth market analysis, site due diligence, and feasibility studies to test the viability of each project. Our goal is to ensure you only enter deals with strong fundamentals, clear risks and rewards, and a strategy you can trust.

2. Planning, Design & Approvals

With a project under consideration, we move into design and regulatory strategy. We coordinate the architecture, engineering and planning permission to secure the necessary approvals. We think ahead - anticipating objections, mitigation needs, and cost implications - so that the design evolves efficiently, not incrementally.

3. Project Management & Construction

This is where decades of experience come into play. We oversee the construction stages, liaising with sub-contractors, managing budgets, tracking timelines, and maintaining quality control. Our dual perspectives - client-side and contractor-side, allow us to anticipate issues early and resolve them before they become costly setbacks.

4. Delivery, Handover & Beyond

Once built, we ensure a smooth handover to our clients, managing snagging, final inspections, and post-completion support. In some cases, we also advise on property management, leasing strategy, or disposal, depending on your investment goals.



We PLAN

The traditional approach to development is often siloed - design in one place, costs in another, and feasibility an afterthought.

At Switch, we break that model. Our planning process brings everything together from the very beginning, ensuring clarity, viability, and alignment before any commitment is made.



1 We begin with your BRIEF..

We start with our client's brief and immediately test its feasibility. By validating the budget early and undertaking rigorous due diligence, we ensure the concept is both financially viable and achievable in practice. From there, we work hard to make sure the design aligns seamlessly with the brief and stays within the agreed parameters.



2 Find out "Aims & Objectives"

Our planning stage is structured, thorough, and process-driven. We apply a full suite of early-stage services - master planning, development appraisal, concept design, surveying, cost modelling and planning considerations - to create a clear picture of what is possible. Throughout this stage, we offer alternatives and options, giving clients the insight they need to make confident, informed decisions.



3 Concept & Budget Presentation

The outcome is a comprehensive Concept & Budget Presentation. A clear, realistic roadmap that outlines the vision, the cost, the constraints, and the opportunities. It forms the foundation for every successful project we deliver, ensuring our clients move forward with certainty, alignment, and complete transparency.

We DESIGN

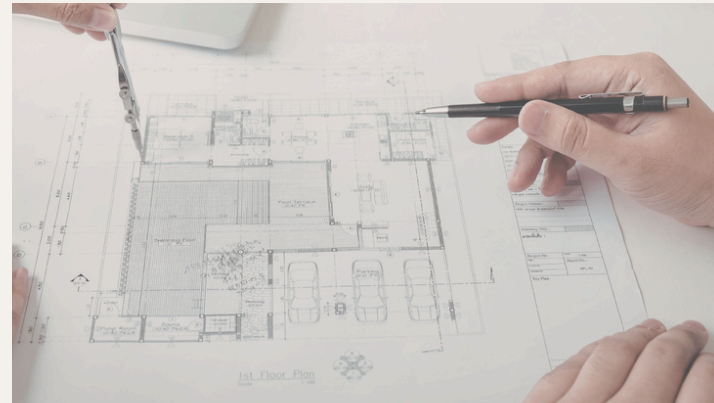
Designed to Deliver

Our design process is built around one principle: design must be deliverable. From the initial concept through to full detailed design, every element is coordinated, connected, and aligned with the client's brief and budget. We never produce plans for plans' sake - every drawing, every detail, and every visual is developed with feasibility, practicality, and cost in mind.

Before we begin any design work, we ensure the project is truly viable. If the numbers, constraints, or practical considerations don't stack up, we don't progress. This protects our clients, maintains project integrity, and ensures that every design we create is capable of being built efficiently and economically.



*Our design service pulls everything
back together - brief, budget &
design*



Coordinated, Connected, Complete

Our approach brings together all aspects of design, planning, procurement, budget and programme into a single, cohesive process. We produce a fully coordinated design package covering all 16 key disciplines — from architectural plans and structural engineering to interior design, MEP consultation and energy assessment. This thoroughness ensures every detail is resolved, every interface is considered, and every aspect supports the overall vision.

The result is design that clients can truly understand. Our visuals, 3D models, technical drawings and construction plans help clients picture how spaces will look, feel and function — while also clarifying what is involved in delivering the build. This level of clarity leads to better decisions, fewer surprises, and a smoother progression into the construction phase.

Building with Certainty

We
BUILD



Time to put our planning & design into action

This is where strategy, planning, and detailed design come together. Because so much work has been invested upfront, the build phase becomes significantly more efficient — with clearer programmes, more accurate budgets, and fewer reactive decisions on site. Every element of construction is guided by the brief, the budget and the coordinated design established from the start.

In traditional contracting, clients are often forced into rushed, isolated decisions as issues arise on site - choosing finishes without context, approving changes without understanding the knock-on effects, or committing to specifications without clarity on cost or visual impact. Our process removes this pressure entirely. Most decisions have already been made, informed by thorough planning and full pre-construction design, ensuring every choice aligns with the wider vision and the budget.

Throughout the build, we manage every detail. Weekly project reports, weekly budget updates and weekly programme reviews keep clients fully informed, while bi-weekly client meetings ensure communication remains clear, proactive and aligned. With ongoing monitoring, site management and structured reporting, clients always know where the project stands and what comes next.



Managed from start to finish..



NICK: Co-Founder & Director

With over 13 years' experience in property investment, Nick has built a diverse residential, semi-commercial & commercial portfolio now worth more than £2.3 million. Having developed over 25 properties from acquisition through redevelopment & management, he brings a strategic, plan-led approach that focuses on feasibility, viability & long-term performance. Nick is passionate about making projects easier for clients to navigate & every stage is aligned & informed.



CLAIRE: Finance Director

A CIMA-qualified accountant with over 25 years of experience in the manufacturing sector, specialising in financial performance improvement and cost control. She brings extensive expertise in developing financial models for major projects & collaborating with cross-functional teams to deliver accurate, data-driven insights. Renowned for her methodical approach and precision, Claire upholds exceptional professional standards & plays a key role in driving efficiency, accountability & sustainable financial success.



CRAIG: Build Manager

Having been with Switch since its inception, Craig leads the company's build operations with exceptional skill, precision & professionalism. Beginning his career as a skilled plasterer, he has gained extensive hands-on experience across every stage of the construction process, giving him a deep understanding of quality craftsmanship & efficient project delivery. Known for his uncompromising attention to detail & commitment to excellence, Craig ensures every build meets the highest standards.



DEAN: Co-Founder & Director

Dean has more than 15 years of construction, QS and project management experience across client-side and contractor-side roles, delivering everything from refurbishments and conversions to large-scale new-builds and multi-million-pound commercial schemes. His career has shaped a robust, process-driven approach to managing projects from concept through to completion, integrating surveying, planning, cost control and design coordination. Dean is committed to raising service levels across the full property lifecycle.



CAROL: Interior Designer Manager

An award winning interior designer and project manager with a career spanning administration, academia, property development, and design. With proven expertise in managing complex projects from concept to completion, she combines creative vision with strong organisational and financial acumen. Her experience includes running her own design business, leading sales and interior design for property developments and specialising in kitchen design.



NIALL: Build Supervisor

Niall has over a decade of experience in the construction sector, particularly within procurement & supply chain - ensuring we optimise our buyer position for our clients. Known for his proactive leadership style & attention to detail, Niall ensures projects are delivered safely, on schedule & to the highest standards of quality.



MEGHAN: Project Coordinator

Meghan brings nearly a decade of experience from the builder's merchant sector, including five years as an Assistant Manager. As Project Coordinator, she supports the coordination of live projects, helping manage communication, organisation and programme administration to ensure projects run smoothly and efficiently.

Meet

OUR TEAM



Get in touch..

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