



We plan | We design | We build

PROJECTS AND CASE STUDIES



www.switchpropertygroup.com

WHERE TO FIND US

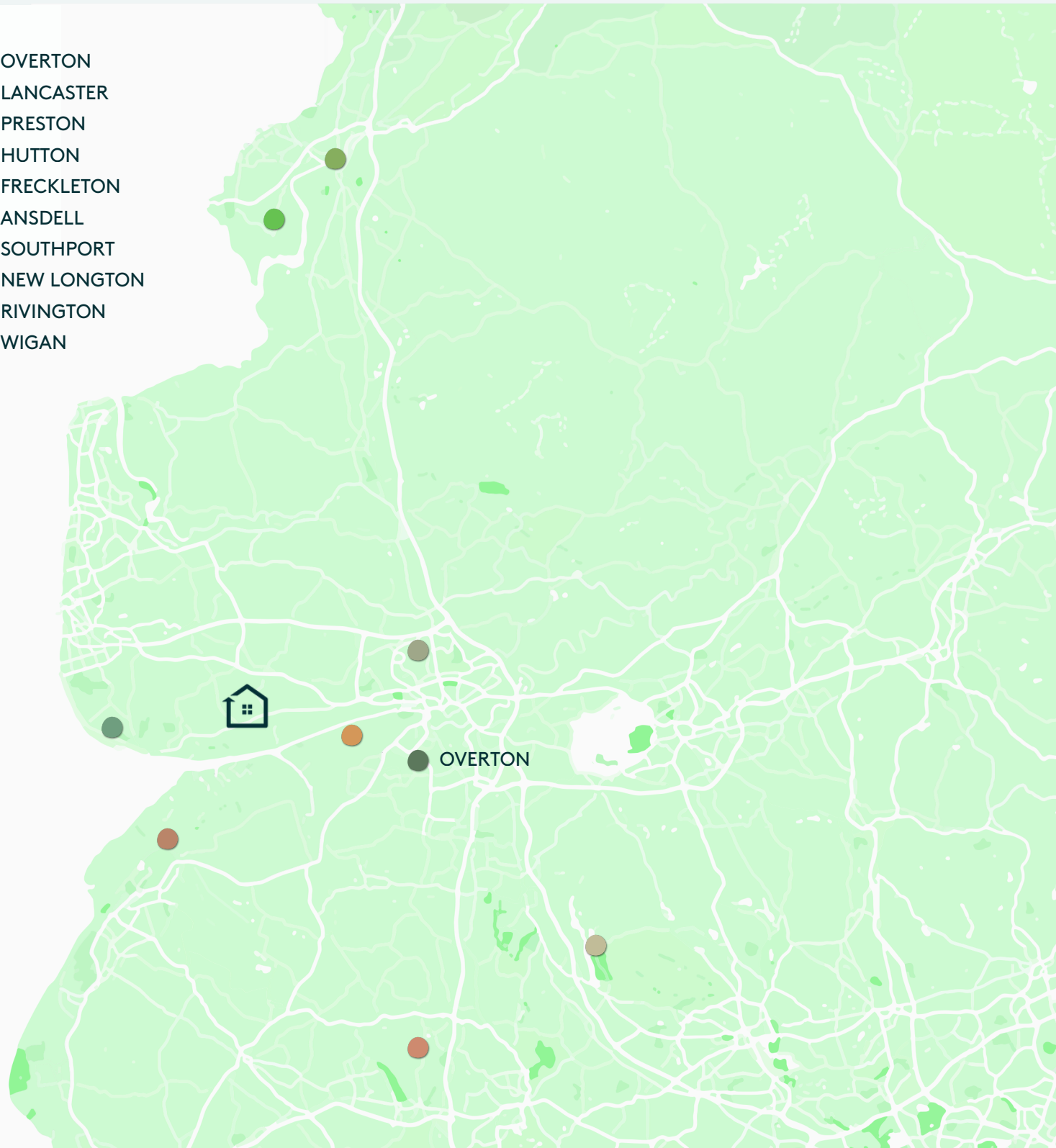
Switch are located in the town of Freckleton, between Lytham St Annes and Preston. Operating across the North West and the wider UK.

See some of our project locations below..



START

- OVERTON
- LANCASTER
- PRESTON
- HUTTON
- FRECKLETON
- ANSDELL
- SOUTHPORT
- NEW LONGTON
- RIVINGTON
- WIGAN



WE PLAN WE DESIGN WE BUILD

At Switch Property Group, we guide every project or 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. See some of our projects and what our clients say....



TO FINISH

RIVINGTON



PROJECT OVERVIEW:

The full restoration of a Grade II listed 270 year old Lancashire property with a long history, for private clients. This project included a full back to brick refurbishment in line with heritage requirements, with a modern new build side extension. Works included a full restoration of the traditional timber windows, a full re-roof and significant structural works, in order for this to become our clients' family home.

STATUS:

Complete.

BACKGROUND (STORY):

The clients had been working with an architect for 18 months, along with a heritage consultant, but were understandably struggling to make a start on the construction due to the complexities of the project e.g. listing and heritage.

SWITCH ASSESSMENT:

The clients were stuck in a phase of undertaking architect designs and heritage assessments, but were not at a point where a contractor could realistically price the works. The property was in a very poor state of repair due to a leak that had happened in the property. We completed a Plan for the project to understand the client's brief and set a realistic budget for the project. Initially we set a budget to rip out the property, in order to be able to assess the structural integrity of the building and assess the full scope of works for the project. Prior to rip out, it was essential to review all the listed features and take mouldings of the features such as cornices etc. As with any listed project there were plenty challenges and surprises along the way, but these were all managed using Switch's process driven approach.

SERVICES UTILISED:

Plan | Design | Build

TRANSFORMATION PLAN:

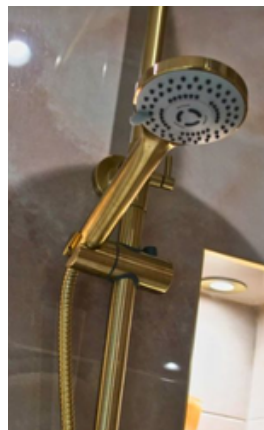
The Strategy phase helped establish the client's brief, budget and set out a phased plan for delivery of the Build. It was important on this project to ensure the rip out was completed in order to be able to assess a lot of the potential risks with this listed property.

SCOPE OF WORKS:

Full back to brick renovation, with extensive structural works throughout, a new build extension, new roof and all new services and drains for the property.

EVIDENCE:

A beautifully restored 270 year old listed property!



RESIDENTIAL

OVERTON



PROJECT OVERVIEW:

Development Partner services to deliver six new build properties for first time developers with no prior experience.

STATUS:

Live.

VALUE OF DEVELOPMENT:

Circa £1.85m of construction spend, GDV of circa £3m.

CLIENT STORY:

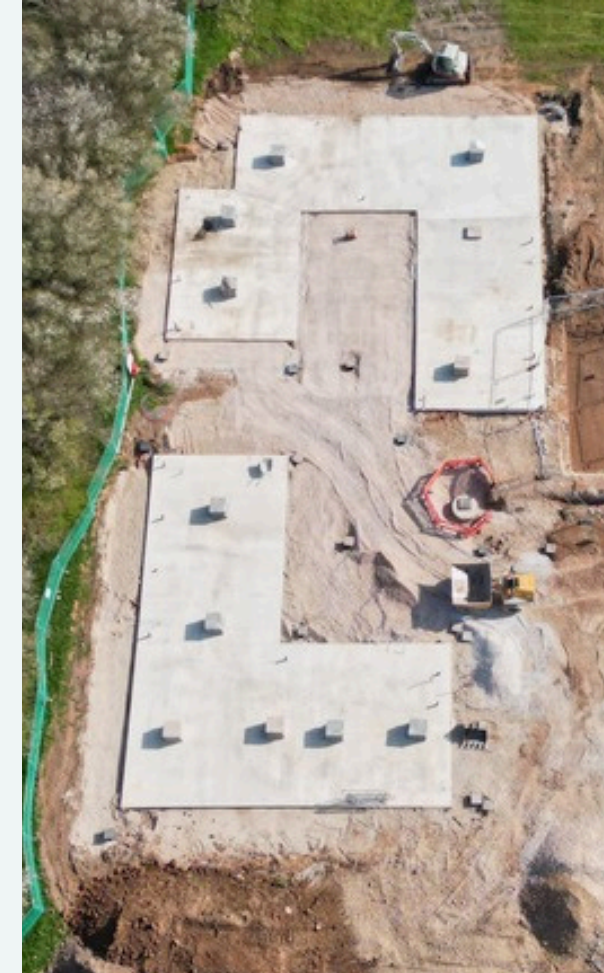
The clients had spent a number of years achieving planning permission and had been recommended to us via a finance broker as they needed help getting their project in a position to finance and ready to build. They also lacked the experience to secure development finance, which is where Switch also sat as Principal Designer and Principal Contractor.

OUR ASSESSMENT

We listened to what the client was looking to achieve, then created a detailed Development Plan, before supporting with the detailed Design and Build through to completion.

SERVICES UTILISED:

Plan | Design | Build



See our Development

Video!



DEVELOPMENT



CLITHEROE

PROJECT OVERVIEW:

Office refurbishment for a repeat client, Armitstead Barnett, to bring their Clitheroe office in line with their new brand standard.

STATUS:

Complete.

CLIENT STORY:

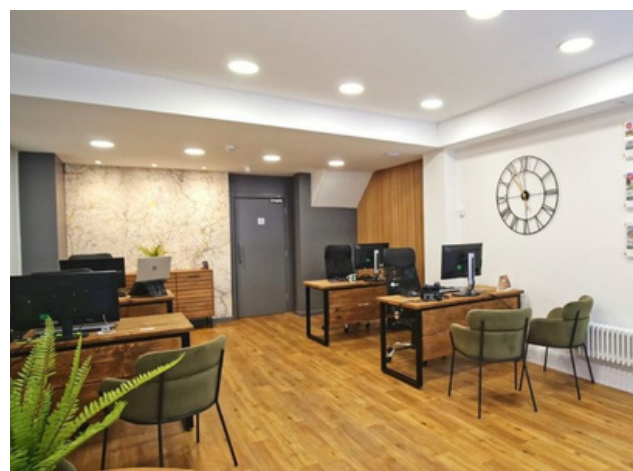
Following Switch successfully completing Armitstead Barnett's Burscough office refurbishment, the client asked us to support on their latest office upgrade.

OUR ASSESSMENT

We listened to what the client was looking to achieve and completed a Strategy for the site to progress.

SERVICES UTILISED:

Plan | Design | Build



"Switch Property Group took the role of Principal contractor to refurb one of our offices. What a pleasure to deal with, to quote our team in the office "nothing is too much trouble for these guys." The entire process was well managed and the results truly speak for themselves. We hope to work with Switch in the future and would recommend them, without hesitation."

COMMERCIAL

PRESTON

PROJECT OVERVIEW:

Re-development and fit-out of a busy & very popular commercial food & drink business located in Preston City Centre, that required a turnkey delivery partner.

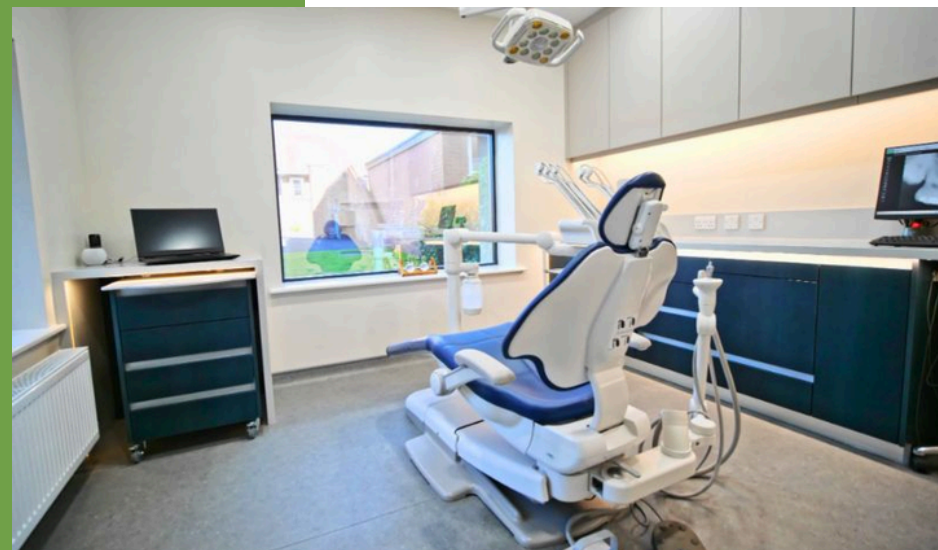
STATUS:

Complete.



ANSDELL

COMMERCIAL



PROJECT OVERVIEW:

Redevelopment and extension of a commercial dental surgery in Ansdell.

STATUS:

Complete.

VALUE OF DEVELOPMENT:

Circa £300k of construction spend.

DURATION:

6 months in total (Plan. Design. Build) - renovation completed in 3.5 week window.

CLIENT STORY:

The client wanted a high end fully designed and delivered project for the redevelopment and extension of their dental practice. They only had a 3.5 week window to complete all the internal works, so a full Design and pre-construction was essential to address all the detail of the project in such a short time period, which we successfully did.

OUR ASSESSMENT:

The client had a great vision for what they were looking to achieve, which we helped to bring to life through our Design phase. We then brought this design to life through our build phase in a short programme of works. Taking the time to do a full pre-construction was essential to successfully deliver the project to the requirements. This involved getting a detailed design, specification, procurement and delivery programme and ensuring everything was in place for the Build to go smoothly.

SERVICES UTILISED:

Plan | Design | Build

SCOPE OF WORK:

New Build extension and full redevelopment of the dental surgery across 2 floors.

"Switch Property Group managed our extensive extension and refurbishment at Woodlands Dental fantastically. We had an excellent professional partnership with Switch resulting in the Dental Surgery our staff and patients deserve. Switches team expertly identified the service we required and delivered it on time with beautiful results. Craig and his team were a pleasure to have on site. Thank you Switch."



See our Development Video!



WINDMILL

PROJECT OVERVIEW:

Full back to brick restoration of this stunning Windmill on the Fylde Coast, including new detached garage with annexe and balcony.

STATUS:

Live.

BACKGROUND (STORY):

The client was recommended to speak to Switch by another happy client to ensure their Plan, Design and Build stay coordinated and on budget.

SWITCH ASSESSMENT:

The coordination of this complex project was essential to ensure the client's brief, budget and design stayed coordinated from the off. The geometry and tapering shape of the building created some challenges for the team, but the process managed these issues out of the job!

SERVICES UTILISED:

Plan | Design | Build

TRANSFORMATION STRATEGY:

Ensuring the space operated functionally and was optimised. We created additional bedrooms, en-suites and ensured the property flowed.

SCOPE OF WORKS:

Plan - full budget, brief and design coordination.

Design - detailed design and pre-construction coordination

Build - full build management through to completion.



RESIDENTIAL

SOUTHPORT

PROJECT OVERVIEW:

The full redevelopment of a 30+ year old property, as part of one of our own small rural developments. This included a full back to brick refurbishment, internal redesign and extensive landscaping, in order to bring the property up to a modern executive family home.



STATUS:

Complete.

VALUE OF DEVELOPMENT:

Circa £200k of construction work.

DURATION:

6-8 months.

CLIENT STORY:

This was one of Switch's own developments, where we secured a buyer for the fully refurbished property and then completed a number of bespoke extras for the buyers, who were a lovely retired couple.

OUR ASSESSMENT:

The client wanted a fully coordinated service and benefitted from the structure of working through an established process to deal with each aspect of the project from concept through to completion.

SERVICES UTILISED:

Plan | Design | Build

TRANSFORMATION PLAN:

A full Plan was completed for the development, followed by a full design and pre-construction, before completion of the build phase. This project followed the full Switch services from concept to completion.

SCOPE OF WORK:

Full redevelopment of the property, followed by additional works for the buyer, which included building of a new detached double garage, extensive landscaping, bespoke media walls created, bespoke joinery with fitted wardrooms, dressing room and additional cabinetry.

EVIDENCE:

Fully redeveloped and reconfigured large detached executive family home.

"It has been a pleasure dealing with Nick, Dean and the team in our project which involved purchasing a house that they had refurbished to an incredibly high standard and then contracting with them for additional works such as having a garage built and internal joinery which was all completed to the same high standard. We really felt that they were prepared to go the extra mile for us and nothing was too much trouble. Additionally all of the craftsmen that they used were unfailingly polite and similarly so helpful. We cannot recommend them highly enough!"

PROJECT OVERVIEW:

A 5 house new build development scheme for an investor based out of area, who wanted a true development partner to support with all aspects of their project.

STATUS:

Complete.

VALUE OF DEVELOPMENT:

Circa £700k of construction spend, GDV of circa £1m.

DURATION:

12 months.

CLIENT STORY:

Our client had fallen into dispute with their first contractor due to spiralling costs and slipping programmes. They wanted validation on the works and budget, and a retrospective feasibility/strategy report to detail where the project was going wrong.

OUR ASSESSMENT:

The outcome of our assessment was that the client brief, budget and design were not coordinated, which led to the project not delivering the expected outcome for the client. This led to a design that did not align to the client's brief of achieving maximum financial returns.

SERVICES UTILISED:

Plan | Design | Build

TRANSFORMATION PLAN:

Once our Development Plan was delivered and agreed, this allowed us to establish the route cause of the issue and agree a proposed scope of works. We then completed our full due-diligence of the project, along with full delivery of the build, through to completion.

SCOPE OF WORK:

A complete fit-out of five new build properties.

EVIDENCE:

We delivered five completed properties to the investor to the agreed budget and programme, supporting them through to completion and snagging.

WIGAN



"A truly excellent service. The switch team helped us recover from a very bad experience with our previous builder on partly built site in Wigan. Finishing the job to a high standard and supporting the remaining sales. We couldn't have done it without them. We are now working closely on a series of new builds and the experience is like night and day compared to others we have worked with. So much more than just a builder."

LANCASTER



BEFORE



AFTER

PROJECT OVERVIEW:

A suite of commercial offices, which were being converted into two residential apartments (commercial to residential conversion) for investor clients based out of the area.

STATUS

Complete.

CLIENT STORY:

The clients were looking for a team to deliver the renovation to a specific budget, including dealing with the separation of all the utilities and services, so that the properties could (if needed) be sold separately in the future.

OUR ASSESSMENT

The clients wanted to validate their budget and have everything organised and dealt with given they are based a long way from the property.

COMMERCIAL TO RESIDENTIAL

FRECKLETON

PROJECT OVERVIEW:

An extension and refurbishment of a family home.

STATUS:

Live.

VALUE OF DEVELOPMENT:

Circa £100k of construction spend.

CLIENT STORY:

Our client wanted validation on their proposed concept of building an extension on the back of their home and wanted to establish if their budget was realistic to achieve everything they wanted from their project. Once the budget was agreed, we undertook a full detailed Design and Build management to see the project through to completion.



SERVICES UTILISED:

Plan | Design | Build

TRANSFORMATION PLAN:

The strategy phase helped establish the client's brief, budget and set out a proposal for the projects. We then undertook our full design service and pre-construction before delivering the project on budget, whilst delivering a significantly broader scope than originally outlined, due to savings and efficiencies achieved.

SCOPE OF WORK:

All new services, reconfiguration of the property, new electrics and plumbing along with a full renovation and reconfiguration.



RESIDENTIAL

HUTTON



RESIDENTIAL

See our Client Video!



PROJECT OVERVIEW:

Client contacted us to undertake a Plan to assess the viability/feasibility of some plans that an architect had designed for them.

STATUS:

Complete.

VALUE OF DEVELOPMENT:

Circa £1m GDV.

DURATION:

12 months.

CLIENT STORY:

The client had been working with an architect to potentially build two new build properties in their large garden and also build an extension on their home.

OUR ASSESSMENT

The client had architect designs that didn't deliver their outcomes identified in their client's brief. The potential new builds did not deliver the financial returns the client was expecting and also they were building extensions on a property where they under-utilised the space they already had.

SERVICES UTILISED:

Plan | Design | Build

TRANSFORMATION PLAN:

We completed our Plan to establish a full client brief, their budget and reviewed their designs, which were not aligned. We took the time to review the plans and re-scope out the project in line with the client's brief. We then went through the Design phase to complete a full Pre-Construction and then managed through the Build phase over two phases.



SCOPE OF WORKS:

Complete redevelopment of a sprawling 5 bed property into a large open plan modern living space, in this Hutton residential property development.

This project involved converting a compartmentalised property that had been extended multiple times and lacking flow, into a modern rural family living space. Extensive structural work was required to remove walls and open up multiple rooms into one large modern family room, which included kitchen, utility, dining room and large lounge area. Installing large bi-fold doors and creating a newly insulated spaced ensured the area was flooded with light and had views over the stunning gardens.

In addition to this, a large entrance area was created, which was connected to the modern living area through a hallway which had three full height picture windows to maximise the views of this fantastic plot. Two new bathrooms were created, a downstairs WC, snug room, and full redecoration ensured a modern high end finish was achieved.

Externally, the garage was redeveloped, along with extensive patio and landscaping work created a fantastic courtyard feel.

CLIENT STORY:

Fully redeveloped and reconfigured large detached executive family home.



"From our initial meeting both Nick and Dean completely understood what we wanted from our house renovation project. The house was very disjointed and lacked flow. They provided completely honest advice and suggestions and considered practical changes that would work for our family.

The Switch team carried out extensive structural work to remove walls and reconfigure the space to open it up and let more light in.

In all honesty we had expected the process to be stressful but with Switch in control it actually felt enjoyable. We are absolutely delighted with the work carried out and wouldn't have any hesitation recommending the team at Switch. They have helped us to create a home we are proud of!"





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