



MARCHES HOMES

'Unlocking Your Lands Potential'

About Us – Who We Are

- Based in Hereford, Marches Homes is family run and privately owned residential development company. Marches Homes was founded in 2020 by Managing Director Hugh Pattison-Appleton along with son Miles Pattison-Appleton.
- Since then, Marches Homes has established itself as a leading supplier of much needed quality homes across Herefordshire, Worcestershire, Gloucestershire and South Shropshire.
- We pride ourselves in building a diverse portfolio of quality homes across the Three Counties and Shropshire. We offer a broad range of properties to suit our equally broad range of buyers, wherever they may be in life, and we never compromise on customer satisfaction.
- With a focus on superior architecture and thoughtful interior design, meaning we build homes designed to stand the test of time.
- Our land and planning team is vastly experienced, with a deep knowledge of the industry and the areas in which we operate. We have considerable expertise in resolving challenging planning issues and are proud to have a 100% success rate with every project we have taken through planning.
- As a small and privately owned and funded company, we can act quickly with our decision making and pride ourselves on straight talking and being easy to work with.
- We would very much welcome discussing any land proposals with you.



About Us – Who We Are



Hugh Pattison-Appleton
Managing Director
hugh@marcheshomes.co.uk

- Hugh has a background in both property and running companies. Hugh is an ex-army officer serving in 1st Queens Dragoon Guards, a trained chartered surveyor and has had over 30 years in the property industry as well as owning a portfolio of single lets and HMOs in Telford and Hereford. Hugh has spent the majority of his surveying career being responsible for the development of large residential and commercial estates gaining a vast understanding of construction and development projects.
- Outside of Marches Homes, Hugh is a keen sportsman, enjoying rugby, hockey and squash. He enjoys walking and countryside pursuits, as well as travelling, trying new wines and collecting antique furniture.



Miles Pattison-Appleton
Land Director
miles@marcheshomes.co.uk

- Miles studied commercial real estate at Oxford Brookes University. Left in 2016 with a 2:1.
- Miles previously worked for a London based residential property developer within their land team being responsible for several large development projects. Leaving in 2020 to work full time for Marches Homes.
- Miles main role within Marches Homes is the acquisition of potential development sites and building our pipeline of homes to be delivered over the next 5 years.
- Miles is a keen shot and fisherman. When not in the office you'll find him in the countryside. Miles is a regular rower and squash player and enjoys travelling, wine and reading



About Us – What We Do

- Marches Homes are residential led developers which means every development site we do has a residential end use, be that flats or houses.
- To start with, we find a building or parcel of land that meets our requirements in terms of type, location, size and planning potential.
- We then work collaboratively with you as the landowner to agree the optimum price and structure that is satisfactory to both you and us.
- Once we have agreed on the terms, we will sign an agreement which allows us to then start working on gaining planning permission on the site.
- After planning permission has been granted, we will complete on the purchase before we start building the scheme.
- We almost always look to sell the completed units on to a third party however occasionally we will retain some or all of the units which will be rented out.



How We Typically Structure Deals

The following 3 options are the most common way we look to structure a deal when acquiring land from landowners.

1. Unconditional Freehold purchase

If the price is agreed by the parties, and there are no conditions attached to an offer, the contract is generally binding. If an unconditional offer is made and accepted, we must complete the purchase.

2. Conditional Freehold purchase

The essential difference between this type of deal and the two above is that the transfer of the property interest may not necessarily be completed. Whilst the parties exchange a contract the final completion and transfer of the property is conditional on certain conditions being fulfilled. The most used form of conditions relate to planning matters, where the purchaser will only buy the property if a planning consent is granted first.

3. Option Agreements

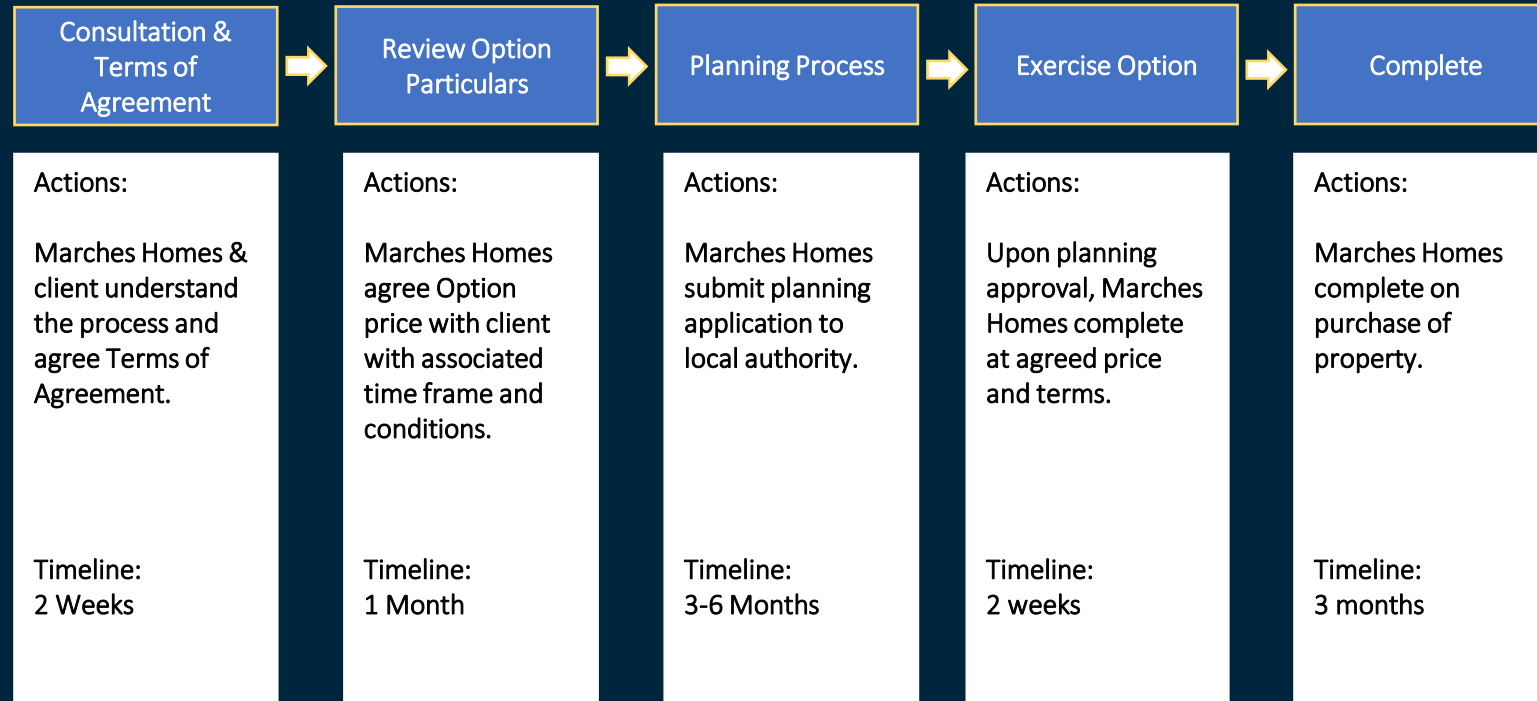
An option agreement is an agreement made between a landowner and a potential purchaser of their property. Once terms such as price and timescales have been agreed, both parties enter into an agreement, in return for a non-refundable sum of money, the potential purchaser of the land has a legally binding option to buy at a certain date or within an agreed time-frame, or after completion of a certain event (for example after obtaining planning permission).



Conditional / Unconditional Offer - Process & Timeline



Option Agreement – Process & Timeline



Get In Touch

We understand that this is a new and complicated process for most landowners and so we are always more than happy to discuss any potential questions you may have or clarify any uncertainty around the process. Please feel free to contact us at any point to discuss any land or buildings you feel may have development potential. We would be delighted to hear from you.

Miles Pattison-Appleton

Land Director

Mobile: 07772814468

Office: 01432 700 025

Email: miles@marcheshomes.co.uk





MARCHES HOMES

41 Millbrook Street
Hereford
HR4 9LF

01432 880891
land@marcheshomes.co.uk

www.marcheshomes.co.uk