YOUR LAND
OUR EXPERTISE

Abbeymill Homes

ESTABLISHED 1991

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ABOUT ABBEYMILL HOMES

Abbeymill Homes are a privately-owned land promoter and developer of new homes based in Buckinghamshire. We have nearly 30 years' experience identifying and promoting land opportunities, alongside creating high-quality character properties in desirable locations in Buckinghamshire, Bedfordshire, Northamptonshire, Oxfordshire and across the Home Counties.

As developers, we carefully select prime residential locations on which to build beautiful homes. Whether a larger estate, or an exclusive street of 10 homes, our exceptional design team create sympathetic architectural designs which blend gracefully into the surrounding area.

With this developer's insight, it enables us to maximise land potential right from the start of the process, focusing on end value and marketability. Our land and planning team include experienced land managers, planners, designers and architects, who all work together to optimise land delivery and obtain planning permission as efficiently as possible.

We are especially proud of the genuine partnerships we create with our landowners. We use our expertise to manage every step of the process, removing potential stress and uncertainty by resolving any challenges which may arise. Our central focus is always on outstanding service to our clients.

This has resulted in us having a success rate of over 90%, compared to most land promoters who struggle to achieve 50%.

OUR HISTORY

ABBEYMILL HOMES WAS FORMED IN 1991 BY DIRECTORS PETER PACIFICI AND LEE HAGAN.

After years working for national house builders and large contractors, Peter and Lee decided to use this experience to create something better, combining exceptional quality with a personal service that guaranteed every purchaser their dream home.

Peter's son, James, joined the team 15 years ago, bringing fresh energy to expand the vision. As well designing and building up to 100 homes annually, we have created a successful land and planning team who now focus solely on promoting strategic land through to fruition maintaining the high quality design throughout the stages.

We also continue to take pride in the positive impact we have on the communities we work in, having invested nearly £1.5 million into local communities in recent years.

PARTNERING WITH US PROVIDES MANY BENEFITS

MAXIMISATION OF VALUE

As both a developer and land promoter, we have proven success in the whole process, from identifying the best land opportunities through to planning, construction, sales and aftercare. We know first-hand what developers look for, so are focused on maximising the development opportunities of our carefully selected sites right from the beginning. Our innovative approach ensures we balance achieving optimal land value with our commitment to high quality developments in keeping with their surroundings.

Our commercial experience means we have a vast knowledge of the local housing market, and are in a position to prepare a planning application which maximises the value of the site through careful consideration of the proposed housing mix.

Our working knowledge of the Local Planning Authority and the appeals system also means we know how far to push the extent of development, without undermining a grant of planning permission.

In some instances where land owners pursue planning independently and obtain planning permission, the value of the site is not maximised as the housing density is often low and the housing mix is not commercially attractive given the absence of any house builder input. Developers often then have to go back for planning to amend the layout and house types which delays the site development and capital receipt for the land owners.

Abbeymill Homes involvement therefore does not only add significant value but means all responsibility both professionally and financially, would be assumed by the company thereby removing the hassle of you seeking planning permission on your site.

KNOWLEDGE

Our understanding in how the Local Authorities operate in our key markets means that we are trusted to plan and deliver high quality developments. Using our in-depth knowledge of the rapidly evolving planning system, alongside rigorous research, we maximise the chance of obtaining planning permission. We will also identify and promote sites suitable for early housing delivery.

CONFIDENCE

We have a fantastic track record, having secured planning permission for countless greenfield and brownfield development sites across the home counties. Our success rate is over 90%, compared to most land promoters who struggle to achieve 50%.

If terms were agreed with Abbeymill Homes, then we would assume all the financial risk for this project which will involve significant costs in progressing a planning application on the site. In addition to the application fees themselves, a range of specialist consultants will be required to prepare technical reports to accompany an application.

These reports are likely to include ecology, arboricultural, drainage, landscape impact and highways. If the application were refused by the Local Planning Authority, then Abbeymill Homes would also assume all the costs relating to preparing and submitting an appeal, which also involves a significant cost outlay. If an appeal is unsuccessful then all the planning costs will have been incurred by Abbeymill Homes at no cost to yourselves.

RESOURCES

We have a highly experienced land and planning team, including architects, technical designers, surveyors and planners, with an extensive network of consultants who we call upon, to ensure a thorough and efficient process.

EXPERIENCE

With 80 years' combined experience in land promotion, planning and development, our Senior Management team are actively involved in Abbeymill Homes' day-to-day operations, resulting in streamlined, expert decision making at every stage. As house builders and developers, our knowledge allows us to anticipate potential issues with the planning process, avoiding delays and unnecessary lengthy appeals.

Our experience has built-up many established relationships with councils and consultants ensuring Abbeymill Homes submits a planning application with a technically robust proposal.

Our team also have excellent working knowledge of the planning policies of the districts we operate in, and are highly experienced in negotiating the heads of terms of the legal agreements to minimise the level of financial obligation. In addition, we have been very successful in promoting sites for development and securing allocations through Neighbourhood Plans.

INFORMATION

We take pride in maintaining excellent relationships with the different parties we work with, so that your dedicated point of contact in our land team can keep you fully informed at every stage. This includes working with trusted consultants to help progress a planning application, and actively engaging with key stakeholders in the community.

FINANCE

The majority of our business is self-funded, or financed by private investors, so we have little or no reliance on banks. This means we are able to act quickly, with a small board of directors who understand the process with signing off on all major decisions.

WHAT WE DO

TO ENSURE EVERYTHING IS PLANNED CORRECTLY, WE FOLLOW A TYPICAL PROCESS FOR EACH DEVELOPMENT WHICH ALLOWS US TO BE FULLY EFFICIENT AT EACH STAGE OF THE PROJECT.

1. **Identify prime development land** for high quality, bespoke residential properties and assessing it against local and national planning policy.
2. **Enter into an agreement** tailored to your land that includes taking the risk and cost of promoting your land in return for an agreed percentage share in the land value, once planning permission is obtained.
3. **Promote your land** and secure planning permission as efficiently as possible, at no cost to you.
4. **Oversee the whole process** while communicating with you at every stage, removing the stress and hassle.
5. **Work with trusted professional consultants** to progress planning applications as quickly as possible and actively engage with key stakeholders.
6. Use our extensive experience to design developments that both **maximise the land value** and the likelihood of planning permission.
7. Design and build stunning, character **properties of exceptional quality** using modern technology to complement the natural surroundings, **minimise environmental impact** and enhance communities for generations to come.
8. Use our extensive knowledge and experience to anticipate, mitigate and **resolve any issues** that may arise at any point, so you don't have to worry about them.

MEET THE TEAM

Here's some of our key team members who help build our relationships with purchasers and to ensure our homes are built to the highest possible standard but also guarantee a high level of aftercare.

JAMES PACIFICI
MANAGING DIRECTOR

KIRSTEN JOHNSTON
COMMERCIAL DIRECTOR

DECLAN MCBREARTY
ASSOCIATE TECHNICAL DIRECTOR

TIM NORTHEY
ASSOCIATE PLANNING DIRECTOR

CURRENT AND COMPLETED LAND

THE BUILD QUALITY OF OUR DEVELOPMENTS IS WITHOUT COMPROMISE AND COME WITH SPECIFICATION OF THE HIGHEST ORDER, AS STANDARD. HERE ARE A FEW OF OUR MOST RECENT DEVELOPMENTS.

OLD STRATFORD – ESTATE DEVELOPMENT

Planning process / difficulties to overcome: Extensive discussions with the County Council Highway Department to design a road suited for the area and high density of units.

Existing use: Open countryside.

No. of dwellings: 33 units with a mix of market and affordable homes.

GDV: £10,500,000

BEFORE

AFTER

SHIPTON – 12 LISTED BUILDINGS

Planning process / difficulties to overcome: Scheme in an Area of Outstanding Natural Beauty surrounded by listed properties and open countryside. Engagement with the Local Planning Authority to establish the principle, leading on to extensive discussions and liaison to provide a scheme suited to the area.

Existing use: One dwelling with builders yard to the rear.

No. of dwellings: 6 large detached.

GDV: £6,000,000

BEFORE

AFTER

BROMHAM – NEIGHBOURHOOD PLAN

Planning process / difficulties to overcome: Taking the development through the Neighbourhood Plan process, engagement with the Neighbourhood Steering Group and local residents to provide a scheme suited to all.

Existing use: Redundant farm and open countryside.

No. of dwellings: 30 units with a mix of market and affordable homes.

GDV: £15,000,000

BEFORE

AFTER

CURBRIDGE

Planning process / difficulties to overcome: Engaged with the Local Planning Authority to intensify the number of units developing further into open countryside. Resubmitted a development of 14 new dwellings with the inclusion of the already 4 approved dwellings to round off the end of the village creating a gateway to the entrance. Resisted by the Local Planning Authority and local residents at commencement – perseverance and negotiations allowed for a low density scheme suited to all.

Existing use: Open countryside.

No. of dwellings: 14 units with a mix of market and affordable homes.

GDV: £7,100,000

BEFORE

AFTER

INNOVATIVE HOMES FROM A VISIONARY COMPANY

SINCE BUILDING OUR FIRST HOME IN 1991 WE HAVE GAINED A REPUTATION FOR CREATING HIGH QUALITY, DISTINCTIVE HOMES IN BEAUTIFUL LOCATIONS.

From restoration of existing buildings to wonderful new builds, we work sensitively within the local area to create homes that complement their surroundings.

Over the years we've built a significant number of homes, however we hold the same levels of passion, attention to detail and enthusiasm as when we first started over 27 years ago. From our thoughtful designs and creative use of space, through to our rigorous standards of construction and uncommonly high quality of finish, we build houses that people aspire to live in and are proud to call their home.

As a privately-owned developer of new homes in Buckinghamshire, Bedfordshire, Northamptonshire, Oxfordshire and across the Home Counties, we are especially proud of our relationship with previous purchases and it's only this that supports our belief that we understand what is important to our customer.

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JAMES PACIFICI
MANAGING DIRECTOR
ABBEYMILL HOMES

CONTACT US

Get in touch with us today if you have any questions about existing or new developments.

Call us on 01234 714 844, or email enquiries@abbeymillhomes.co.uk

Market House, Silver End, Olney MK46 4AL

ABBEYMILLHOMES.CO.UK

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