

Arnolds | Keys

The Complete Development and New Homes Service



LAND AND DEVELOPMENT

We create strategic partnerships with our developer clients; from specification to sales we offer the complete marketing package.

Arnolds Keys offer a range of expertise and experience to provide the complete property service. We are uniquely placed to assist with all of your property requirements throughout Norfolk and North Suffolk. We are a long established, regional property consultancy spanning Estate Agency, Land and Development, Residential Lettings, Commercial, Agricultural and Residential Surveyors.

We specialise in managing the sale process from start to finish. We utilise up to date market evidence and detailed development appraisal software to assess the initial valuation and to make recommendations for marketing the development opportunities. We can also use the same expertise to assist buyers in the acquisition of these development opportunities.

Once secured our experience can assist with the specification of the properties to be sold; the optimum pricing; and a detailed marketing campaign to launch any new homes scheme. Furthermore our tenacity in negotiation and desire to reach completion swiftly, places us in an enviable position to be your choice of development partner.

LAND

We acquire and sell sites throughout the region, maximising the value of every development opportunity using our key skills and strengths.

- ▶ In-depth market knowledge
- ▶ Unique marketing solutions
- ▶ Expert negotiation
- ▶ Professionalism and integrity

CONSIDERING APPLYING FOR PLANNING PERMISSION?

If you are a landowner considering a planning application, the vital questions are:

- ▶ Is there potential for a successful planning application in this location?
- ▶ How much does it cost to apply for planning permission?
- ▶ What will the land/dwellings be worth?

Arnolds Keys work with clients and planning consultants to determine project feasibility and 'risk versus reward' development appraisals.

Our Land and Development Team have the expertise and experience necessary to answer all of your questions and help you to decide the best course of action to suit your needs.



MAXIMISING RETURN ON LAND AND NEW HOMES

All too often, agents are seen as the last addition to a professional team and are approached to provide a sale value, marketing strategy and a fee proposal. **At Arnolds Keys we are involved from the start.** Operating from eight offices throughout the region, we have extensive local knowledge of market trends, areas ripe for investment and off-market solutions.

We offer consultation to ensure value for money on specification and our fees are transparent and available from the outset of the project.

WHY CHOOSE ARNOLDS KEYS?

- ▶ All of our staff have expert local knowledge
- ▶ Our approach is non-corporate and people-focused
- ▶ Arnolds Keys command respect within the market as a trusted agent
- ▶ As an independent company we have the flexibility to offer an individually tailored service to every client

By utilising traditional and digital marketing methods we can maximise the exposure of the new development and begin to generate interest before the building work has begun - whilst regular communications with our clients ensures that everyone is aware of market updates.

We offer professional and drone photography. From brochures and CGI imagery to a virtual reality show-around we will offer potential buyers and tenants a chance to visualise themselves in the property before they have even stepped through the door.



WORKING TOGETHER

Collaborative working and regular communication is the only way to achieve the successful delivery of the project.

TESTIMONIALS

NIGEL HANDLEY | DIRECTOR
WENSUM HOMES

Wensum Homes Limited placed the individual sales instruction with Arnolds Keys for the disposal of the 32 private residential units at their St Saviours Lane, Norwich Development. Due to not being able to phase the construction, the Arnolds Keys residential team were very successful in selling without a show flat or show house; Sales were swift in the initial stages and we were able to achieve the target sales prices for the development as a whole. Overall we were extremely pleased with how the scheme sold and that by Practical Completion of the construction all but four units were under contract.

PETER SOUTHGATE | MANAGING DIRECTOR
U2 HOMES

Arnolds Keys were involved from start to finish, providing professional advice, expertise and helping me to maximise the value of the finished units. I'd happily recommend them to another developer.

IAN FIELDHOUSE | HEAD OF DEVELOPMENT
ORBIT HOMES

Arnolds Keys brought expert guidance and opinion to our recent development and I would be very comfortable to use them on any future projects.



Our locations:

NORWICH
2 Prince of Wales Road,
Norwich,
NR1 1LB
T: 01603 620551

NORTH WALSHAM
43 Market Place,
North Walsham,
NR28 9BT
T: 01692 402357

AYLSHAM
8 Market Place
Aylsham,
NR11 6EH
T: 01263 738444

SHERINGHAM
11 Station Road,
Sheringham,
NR26 8RE
T: 01263 822373

CROMER
27a Church Street,
Cromer,
NR27 9ES
T: 01263 512026

WROXHAM
The Bridge,
Wroxham,
NR12 8DA
T: 01603 782053

HOLT
4 High Street,
Holt,
NR25 6BQ
T: 01263 713966

**IRELANDS,
ARNOLDS KEYS**
2 Harford Centre
Hall Road, Norwich,
NR4 6DG
T: 01603 250808

LOWESTOFT
Orbis Energy Centre,
Wilde Street,
Lowestoft,
NR32 1XH
T: 01502 509323

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