



*SUSSEX
AIRSPACE
DEVELOPMENTS*



WHAT IS AIRSPACE DEVELOPMENT?

Essentially airspace development is building new accommodation on top of existing residential and commercial properties. Using ground breaking construction methods, airspace homes can be manufactured almost completely off site and can be installed above the existing rooftops in just a few days. This style of development is heralded as a new era in housebuilding and Sussex Airspace Developments are at the forefront of this ever growing industry.

ABOUT US

Here at Sussex Airspace Developments, we pride ourselves on creating and delivering sustainable, urban rooftop living. This is achieved by building modern, eco-friendly, accommodation above existing commercial and residential buildings. We consult with freeholders, leaseholders and tenants at every stage of the process to ensure that the development is seamless from the initial feasibility study and planning process through to construction, completion and after-sales service.

Our team of experienced surveyors, solicitors, architects and construction experts will design and implement a project that upgrades and improves the building both internally and externally whilst retaining its original character. The result of which being new accommodation that will simultaneously increase the value of the existing freeholds and leaseholds whilst also improving the surrounding area and helping to address the chronic shortage of housing supply.



THE PROCESS

Every potential airspace development site is individual and we offer bespoke packages to meet the needs of the existing building owners and occupiers as such. After making contact with our team, a date for a site visit will be agreed for our surveyors to come and conduct a no obligation feasibility study and report. If we feel the rooftop is suitable to add new accommodation, we will tailor an offer around one of our three standard options:

HOW DOES IT WORK?

After an initial feasibility study to ensure the airspace development is possible, our planning and design team work with the building owners and occupiers to create plans for the new accommodation that everybody is happy with. We'll then oversee the entire planning application and secure approval. Our precision engineered modular apartments are factory built to up to 90% completion and typically installed on site over the space of a few days. Once the new apartments are completed we take care of all the sales and after-sales servicing.



AIRSPACE PURCHASE

We agree a fee with the freeholders to take a lease of the airspace above the building. We construct new apartments to sit atop of the building which we then sell on at our profit or add to our portfolio of properties for the rental market.



JOINT VENTURE

The freeholder agrees to lease us the airspace free of charge for a percentage split in the sales of the new apartments once completed and sold.



PROJECT MANAGEMENT

A contract is agreed between the freeholders and ourselves for us to oversee the entire development from planning and design through to completion of sales with the profits of sales going back to the freeholders.



FREEHOLDER BENEFITS

Cash realisation of an unused asset - working with us will unlock the maximum value of your unused airspace.

New 20 year guaranteed roof – no more roof repairs with a brand new roof replacing the existing one.

Certainty of cost – Whichever of our three flexible options you chose you can be sure of the costs involved at all times.

New ground rent income – the added accommodation will also provide added residual income.

Difficult sites become realistic developments – using modern methods of construction and expert planning and design we can develop the majority of sites we come across.



LEASEHOLDER BENEFITS

Leasehold value increase – increase in capital value of existing leasehold properties.

Improvements in kerb appeal – a programme of external upgrades included in the development.

New communal facilities – a programme of internal upgrades included in the development.

Reduced service charges – Extra units built will reduce individual service charge.

Minimal disruption – offsite construction reduces time spent on site to a minimum



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