

WE BUILD

DEVELOPMENTS



# Project Experience and Status



## Overview

Webuild is one of the fastest growing construction companies in the south-east of England. It was founded in 2017 to focus on residential conversions and new build projects across Sussex. Webuild has grown to be a prominent regional building contractor, with an unrivalled reputation for delivering projects in a timely manner whilst maintaining a high-quality finish.

- Completed the construction of 280 residential units
- Expanded across the region with projects across Sussex, Kent, Surrey and Central London
- Grown to 25+ Full Time Employees
- Consistently building 300+ residential units at any one time

The company specialises in office to residential conversions with roof-top extensions. It continually seeks to improve and implement modern building techniques, which has enabled it to become a very efficient and lean operator

## As of July 2024 Webuild Project Status:

- 280 units built
- 309 under construction
- 400 further units already scheduled to be completed by 2025/26

# Project List – Completed / Under Construction / In Pipeline



| Development                | Status             | Description   | No. of Units | Purchase Price     | GDV                 |
|----------------------------|--------------------|---|--------------|--------------------|---------------------|
| Gildridge Road             | Complete           | Office conversion to 17 units   | 17           | £600,000           | £4,000,000          |
| Veritek House              | Complete           | Office conversion to 11 units   | 11           | £500,000           | £3,000,000          |
| Glynn Road                 | Complete           | 2 new build houses  | 2            | £100,000           | £700,000            |
| The Waterfront             | Complete           | New build 4 luxury flats  | 4            | £900,000           | £4,800,000          |
| Cliff Approach             | Complete           | New build house   | 1            | £300,000           | £1,100,000          |
| Reigate Road               | Complete           | Conversion of office block to 6 flats   | 6            | £300,000           | £1,100,000          |
| Brassey Parade             | Complete           | Commercial block with planning to add two stories of resi above (roof units)  | 30           | £675,000           | £7,000,000          |
| 31-33 Perrymount - Phase A | Complete           | PD conversion of office block with two storey rooftop extension   | 68           | £6,400,000         | £23,000,000         |
| 31-33 Perrymount - Phase B | Awaiting Planning  | New build block in car park (pending planning approval)   | 30           | £0                 | £13,500,000         |
| Chester House - Phase A    | Complete           | PD conversion of office block   | 76           | £7,600,000         | £16,700,000         |
| Chester House - Phase B    | Complete           | Roof top extensions   | 14           | £0                 | £5,300,000          |
| Axis House                 | Complete           | PD conversion of office block with two storey rooftop extension   | 18           | £1,100,000         | £3,600,000          |
| Orchard Gardens            | Planning Approved  | Currently a garage which is awaiting a planning decision for a new build mixed use scheme   | 42           | £3,300,000         | £18,000,000         |
| St. Mark's House           | Planning Approved  | 6 storey office block - let to East Sussex County Council until October 24'. Planning submitted to create 60 new flats                                | 60           | £3,000,000         | £10,400,000         |
| Graylands Manor            | Complete           | Conversion of former manor house to 10 flats (8 x 2 bed flats and 2 x 1 bed flats)  | 10           | £1,250,000         | £3,300,000          |
| Barclays Bank - Eastbourne | Complete           | Purchase of freehold in Eastbourne which has Barclays Bank on Ground floor and planning above to convert the building to 24 units (possibly up to 30) | 23           | £3,000,000         | £7,000,000          |
| Hollywod House, Woking     | Under Construction | Conversion of office block to 49 flats. Additional planning sought for a further 31 flats   | 49           | £6,250,000         | £17,000,000         |
| Prospect House, Whitstable | Under Construction | Conversion of office block to 66 flats  | 66           | £2,900,000         | £11,600,000         |
| Eastworth House, Chertsey  | Under Construction | Conversion of office to 73 flats  | 73           | £5,700,000         | £18,000,000         |
| LTRO Perrymount Road       | Planning Approved  | Planning obtained for a new 8 storey residential block  | 38           | £1,250,000         | £12,000,000         |
| Seven Sisters Seaford      | Under Construction | Conversion of former pub to Tesco Express on Ground Floor, 4 x Duplexes above and 4 x new build houses in the car park                                | 6            | £1,370,000         | £4,000,000          |
| Angel Gate, London         | Under Construction | Conversion of offices to 109 flats  | 115          | £29,600,000        | £81,000,000         |
| Lyric House, London        | Awaiting Planning  | Conversion of office to 35 flats, 2 penthouses and a commercial unit  | 35           | £8,800,000         | £27,400,000         |
| St. Marks Court, Horsham   | Planning Approved  | Conversion of office to 195 flats   | 195          | £12,400,000        | £65,000,000         |
|                            |                    |   | <b>989</b>   | <b>£97,295,000</b> | <b>£358,500,000</b> |

|                    |     |
|--------------------|-----|
| Complete           | 280 |
| Under Construction | 309 |
| Planning Phase     | 400 |

# Completed Projects



# The Aspen, Haywards Heath – Office to Resi Conversion; 90 units





# The Aspen, Haywards Heath – Office to Resi Conversion; 90 units





## Perrymount Road, Haywards Heath – Office to Resi Conversion; 68 units





The Axis, Eastbourne – Office to Resi Conversion; 18 units





## Graylands, Horsham – Office to Resi Conversion; 10 units



# Under Construction



# Hollywood House, Woking – Office to Resi Conversion; 49 units





# Hollywood House, Woking – Office to Resi Conversion; 49 units





## Further Sites Under Construction



St. Mark's House, Eastbourne – 60 units



Angel Gate, London – 115 units



Prospect House, Whitstable – 66 units



Eastworth House, Chertsey – 73 units

# Pipeline (secured)



# Selection of Projects in the Pipeline



**St. Mark's Court, Horsham – 195 units consented**



**Orchard Gardens, Hove – 42 units consented**



**Lyric House, Barons Court – 27 units (planning required)**

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A red outline of a house, consisting of a triangular roof and a rectangular base, positioned to the right of the text.