



creating wealth and
lifestyles
through property
partnerships





VENTURE WEALTH PARTNERS

COMMITTED TO REGENERATION AND DEVELOPMENT

Following lengthy careers in the industry, Venture Wealth Partners bring a combined wealth of knowledge and expertise in commercial and residential developments, B2Ls, HMOs, serviced accommodation, new builds, off-plans and large-scale conversions as well as team building and project management experience to help others achieve prosperity.

With proven successes in title splitting, commercial conversions, flips, property management, lettings and extensive development, Venture Wealth Partners are committed to regeneration and redevelopment; delivering high quality, affordable, luxury accommodation to the first-time buyer market.

Focusing our attention on transforming and repurposing tired buildings around the M25, M4 and M3 corridors between 10,000 to 100,000 square feet with a valuation between £1million and £15million, Venture Wealth Partners use our expertise and insight to give both properties and communities a new lease of life.

With extensive experience in large-scale developments, commercial conversions, serviced accommodation, rent-to-rents, buy to lets and new build sites, this team matches high net-worth individuals with lucrative opportunities.

Working with both established and novice property professionals, myself and my power team strive to build greater financial freedom for the future, and provide the knowledge, expertise and guidance to ensure they thrive.

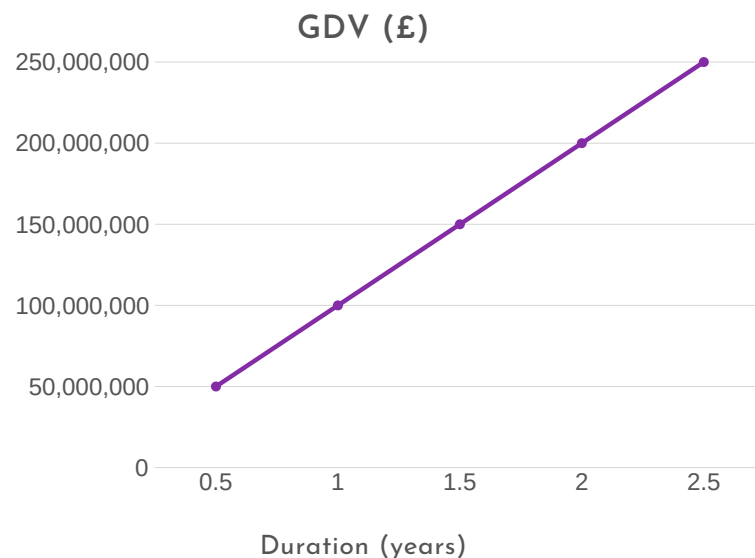
From permitted development schemes to new build sites and multimillion-pound development projects, Venture Wealth Partners sources, executes and manages deals to perfection with minimum risks and maximum returns.



DRIVING GROWTH AND SUCCESS

Venture Wealth Partners is experiencing a period of exponential growth and will require multiple sites with a minimum build of 60 units over the next two years. Supported by a key team of highly acclaimed individuals, Venture Wealth Partners has in place a solid foundation on which to continue its success.

Funding for both regeneration and redevelopment projects is from several sources, but principally from private investor funds and family offices. Debt finance is rarely required and the team does not rely on banks for funding. This provides our partners with the added security that investment deals proceed to completion without financial issues.



Please consult the team for a comprehensive list of current and completed projects.



Neelam Verma

FOUNDER | CEO

Having played an active role in numerous large-scale residential development projects whilst building her own multimillion pound property portfolio, Neelam brings over a decade and a half of property expertise to Venture Wealth Partners.

- Specialist in sourcing, executing and managing high specification joint venture partnerships.
- Vast experience in establishing and managing multiple teams, complex cost analysis and superior due diligence.
- Success with multifaceted projects targeting specific strategies such as serviced accommodation, HMOs and commercial conversions, as well as asset and title stripping.
- A fully qualified Project Manager and Six Sigma Black Belt that focuses on team building, compliance, lean processes and risk analysis.
- Professional public speaker, business coach and mentor.
- Great desire to share knowledge and wealth for sustainable and ethical partnerships.

OUR TEAM



Tim Bishop
Solicitor

Tim Bishop, Senior Partner of Solicitors Bonallack and Bishop, has not only set up a specialist onestop shop legal and tax service for property investors and developers, but is also an investor and developer in his own right, specialising in office to residential conversions and HMOs. Tim and his team are experienced in property investing tax accountancy and all legal aspects of property development - from buying and selling residential and commercial property, to leasehold issues, disputes, joint ventures, loans and other contracts.

Bonallack and Bishop recognise that property investors have different needs and priorities when compared to other property clients, and are solicitors who really understand what property investors wish to achieve.



Jonathan McDermott
Planner

Jon began his Planning Career at Portsmouth City Council in 2002 and since this time has been involved in major developments on sites within the City and its environs. Jon's specialises is urban development and flood risk, and frequently achieves EA acceptance of Flood Risk Assessments. In 2012, he became the first planner in Portsmouth in five years to achieve new dwellings in the High Hazard Flood Risk Area.

Jon has been in private consultancy since April 2010 and is presently Principal Town Planner for the Town Planning Experts. In line with his Local Government experience, Jon specialises in urban development and has developed a deep understanding of local plan policy and process for authorities across the UK. He uses this knowledge and experience to find solutions to issues arising in development opportunities.



Gary Higson
Architecture and Construction

Gary Higson heads up Business Development for Scroton & Partners, his skills focus around Business Enterprise and Real Estate and he has worked across a variety of sectors. Gary's ambition is to help with the continued growth of the company. Formed in 2009, Scroton & Partners is a values-led business and a vibrant RIBA Chartered Architects Practice, and Construction Management Service dedicated to the delivery of well-designed places, buildings, and spaces. With a holistic and sensitive approach to sustainable planning and design, within the residential, commercial, industrial and educational sectors. We have enjoyed steady growth year on year, allowing us to expand and become multi-expertise with in-house specialists and carefully selected strategic partners.

OPPORTUNITIES FOR WEALTH

With opportunities in large-scale developments, serviced accommodation, build to rent and build to sell, Venture Wealth Partners provides bespoke investment opportunities that are right for you and your financial goals.

With a particular specialism in the transformation of tired buildings in and around the London commuter belt, opportunities are available in prime regeneration areas with superior returns on investment. Meeting the demand for high quality, affordable, luxury accommodation, Venture Wealth Partners and its wider team sources, executes and manages projects with precision.

Lucrative opportunities include the development of new build sites in and around the M25, M4 and M3 corridors, commercial to residential conversions in untapped areas, serviced accommodation units and HMOs, amongst others.

With funding for both regeneration and redevelopment projects typically deriving from private investors funds and family offices, debt finance is seldom required. This allows partners the added security that projects reach completion without financial complications.





Bayard Palace, Peterborough

- Office to Residential PD Scheme
- 102 Apartments
- 61,000 sqft. GIA
- GDV - £22m
- Walking distance to Peterborough station
- Fast link to Central London
- Completion March 2021



Zurich House, Crawley

- Office to Residential PD Scheme
- 48 Apartments
- 25,806 sq ft GIA
- GDV £11.43m
- Stones throw of Crawley train station
- Fast connection to Gatwick airport and London
- Completion March 2021



Ironbridge House, Hanwell

- Office to Residential PD Scheme
- Planning Permission for 57 Apartments
- 27,559 sq. ft. GIA
- GDV - £19m
- Area being regenerated
- Completion March 2022



Gloucester

- Demolish & Rebuild - 10 new flats
- Conversion of Victorian building to 2 dwellings
- 18,600 sq ft
- GDV - £6.7m
- Fast connection to Birmingham airport
- Completion: September 2020



EMPOWERMENT EVENTS

MENTORING & MASTERMIND

Building Your Knowledge; Building Your Wealth

With a great desire to share knowledge and advance the wealth of others, the team at Venture Wealth Partners delivers comprehensive mentoring and training to scale up businesses in a structured, safe and rapid manner.

We believe that an increase in knowledge leads to a significant increase in results, and with win wins and ethical partnerships at the heart of our team, we are passionate about giving others the tools they need to succeed.

Through personal mentoring, bespoke training, insightful mastermind and a plethora of networking events, we direct you towards creating solid and sustainable income streams from your property investment portfolios.

We share our knowledge of property development projects, serviced accommodation, buy to lets, HMOs and commercial conversions, and guide you step-by-step along your investment journey.

NETWORKING BOAT PARTY

Committed to placing others on the path to prosperity and creating wealth for both businesses and lives, Venture Wealth Partners regularly impart their wisdom and expertise at a number of events across the country.

With a combined experience of over three decades and as the owners of numerous thriving businesses, Venture Wealth Partners offer an inspirational and motivational insight into how to dominate your market and overcome the obstacles that stand in your way of reaching the top.

Since 2017, Venture Wealth Partners have been hosting regular property networking events at a prime London waterside location, The Yacht London. These 'Networking Boat Parties' are renowned for bringing together leading specialists from a broad selection of industry disciplines, such as investors, developers, brokers, architects, structural engineers, Interior Designers, MEP and other key players within the property and construction industry.

For information or to book a Mastermind / Networking event, please contact Venture Wealth Partners at:
admin@venturewealthpartners.com



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Bringing together a team with unsurpassed knowledge and expertise, Venture Wealth Partners forms proactive, ethical partnerships for win-win scenarios. Uniting individuals for wealth and prosperity, we pride ourselves on our honest and open communications and our ability to deliver on our word time and again.



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Commercial Conversions | Asset Management | Property Mentoring | Joint Ventures | Project Management