

TIMMINS LAND SOLUTIONS

DELIVERING VALUE FOR CLIENTS



IMAGE OF MEON VALE, STRATFORD-UPON-AVON

An aerial, black and white photograph of a large-scale construction site in Dursley, Gloucestershire. The image shows extensive earthworks, including a winding road or path that curves through the site. The terrain is heavily excavated and graded, with various levels and slopes. In the background, a residential area with houses and trees is visible, along with a church spire. The overall scene depicts a major infrastructure project in progress.

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WHAT WE DO

TIMMINS LAND SOLUTIONS HAS A PROVEN TRACK RECORD OF ADDING SIGNIFICANT VALUE TO LAND FROM INCEPTION THROUGH TO COMPLETION. OUR SERVICES INCLUDE ACQUISITION DUE DILIGENCE, UNLOCKING COMPLEX INFRASTRUCTURE CHALLENGES AT PLANNING/DELIVERY STAGE, AND END-TO-END COMMERCIAL SUPPORT AND PROJECT RISK MANAGEMENT. ALL AIMED AT MAXIMISING LAND VALUE AND ACHIEVING SUCCESSFUL PROJECT OUTCOMES.



WHAT WE DO

ACTING AS CLIENT'S REPRESENTATIVE

At TLS, we act as Client's Representative to serve as an extension of your team.

We wear your hat but with specific focus on driving the project team to think smarter, work more effectively and ultimately get better value for you.

With in-house technical, commercial and development expertise, we ensure that projects are delivered in alignment with your objectives; whether that means faster project outcomes, cost-effectiveness, or the realisation of a long-term strategic vision. Our aim is to work closely alongside you, understanding your goals and collaboratively turning them into reality.

WHO WE ARE

Emily Timmins is the founder of TLS and has worked in all sectors of the property and construction industry. An experienced Land and Infrastructure specialist and Civil Engineer who began her career working for a major contractor, she transitioned into engineering consultancy before venturing into property development in 2013 with St Modwen.

Emily's tenure at St. Modwen as Head of Project Management involved overseeing the delivery of over 70 sites at different stages of development in a master-developer role, covering thousands of acres of both brownfield and greenfield land. During this time, she's worked on projects delivering nearly 20,000 residential units and more than 10 million square feet of employment space, while managing infrastructure costs exceeding £750 million.



THE EXPOSURE GAINED AT ST MODWEN MAKES EMILY ONE OF THE UK'S LEADING MASTER DEVELOPER PROJECT MANAGERS WITH AN UNRIVALLED CV OF EXPERIENCE OF END-TO-END LAND DELIVERY.

SERVICES OFFERED

Whether you're looking to buy land or you're an existing land promoter/local authority who needs some extra technical support, or if you own some land and are not sure what to do with it – you're in the right place!

The following services can be provided at any stage of your land development journey:

- Overall Project Management/Client's Representative
- 'Master Developer' Client's Representative
- Technical Due Diligence
- Masterplan appraisals
- Commercial/Contract Support
- Technical Support During Planning and Delivery Stages
- Guidance on Sustainability and Statutory Planning Requirements
- Preparing Infrastructure Delivery Plans
- Project Risk Mitigation
- Facilitating Land Disposals
- Reviewing Liability Transfer



HOW WE CAN HELP

For more information about our services please get in touch →

WHERE TO FIND US

E – info@timminslandsolutions.co.uk

M – 07812 318091



**TIMMINS
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Normal Business Hours are Mon-Thurs 8.30am - 5.30pm

For enquiries about new opportunities, please provide as much information as possible and we will aim to get back to you within 48 hours.

