



Imagine your custom-built home in one  
of Scotland's most beautiful locations



“From the minute we entered the house,  
we could see the quality and high standard of  
workmanship and finish that had been achieved”

Richard Walker // Blackpark Farm // Inverness



## Designed, crafted and delivered

Prestige Properties is a dynamic bespoke developer renowned for creating high-end luxury residences for private clients across the Scottish Highlands.

We deliver a fully customisable build and project management service, encompassing all trades and professions from inception to completion of your bespoke Highland home. Our team are with you every step of the way from the very first discussion to handing over the keys – and thereafter.

Our attention to detail and ability to deliver on projects of any scale and within budget have ensured that we remain at the top of our profession. Underpinned by strong leadership, our success is founded on technical expertise, an uncompromising commitment to quality and craftsmanship which we devote to every single custom-build project.

## Curated developments

Prestige Properties have meticulously crafted a collection of exclusive residences rooted within various picturesque locations across the Scottish Highlands. We personally select prime building plots with consideration given to local amenities and idyllic settings, whilst ensuring the natural surroundings cater to our modern day lifestyle demands.

Our specialist team of land and property professionals continually liaise with local estate agents, introducers and landowners to remain apprised of all available, future and off-market building plots to ensure that Prestige Properties acquire the most unrivaled Highland locations for their clients.

Our truly outstanding, bespoke new build properties are unique to each individual client and best viewed in-person to be fully appreciated.



### LENTRAN HOUSE

Lentrán // Inverness



### BLACKPARK FARM

Blackpark // Inverness



### SKY VIEW

Charleston // Inverness



### DELL OF INSHES

Inshes // Inverness

## Delivering exceptional results

Whether you already have your plot of land or you're looking to acquire one, we can assist – providing advice, guidance and assistance in realising your dream property.

Project managing a bespoke build can be a daunting task, even for accomplished tradespeople. We understand this, which is why one of our primary obligations is to streamline the stages, alleviate your concerns and provide confidence in the process so that you can fully commit to concentrating on the parts of the build that best need your attention.

Backed by quality craftsmanship, every project is tightly managed by our small management team, who thoughtfully piece together every aspect to our clients exacting specifications. We have built a lot of homes – trust us, there are very few approaches and design considerations we haven't already worked through!

Our team's experience, expertise and passion have earned us a reputation as trusted and respected leaders in the custom-build sector. Our industry know-how spans over 20 years and ensures the seamless delivery of luxury homes that perfectly blend functionality with pleasing aesthetics, all set within one of the world's most beautiful locations.



**Bobby Mathieson**

**Director / Project Manager**

With over 20 years experience in the construction industry, Bobby has honed his skills building some of the most impressive residential homes in the highlands.

Having led two former construction companies to success, he is now the sole director of Prestige Properties Highland Ltd, where he now specialises in creating bespoke homes for the discerning buyer.



**Stuart Swan**

**Operations Manager**

An experienced Project Manager with a strong business acumen, strategic approach and proven success. Stuart previously worked in Property Store Development for three major retailers before successfully entering bespoke housing for private clients and brings a wealth of industry knowledge to apply to your project.

Stuart works on all elements of the building process from Contracts, Project Management, Quantity Surveying, through to procurement and Site Management within his role as Operations Manager at Prestige Properties.



**Lois Holling**

**Office Manager**

Lois is, put simply, the backbone of the Prestige Properties office!

She exhibits a high-level of organisational skills and maintains every aspect of our business administration, all carried out with her friendly but professional approach. Her intuitive understanding of Prestige Properties business practice, coupled with her commitment to deliver excellent customer service to all our clients has been a key factor in our ongoing success.

A respected name within the Highland luxury build sector, Prestige Properties have long-standing relationships with inspiring Scottish architects, skilled craftsmen and a trusted, core team of financial advisors, solicitors and estate agents to ensure your project is delivered seamlessly. We can assist with practical conversations about funding, planning processes, design versus function, finishes, budgets, timescales and more. We firmly believe that we're best placed to assist you in discovering your perfect property, and then to build and deliver it.



**Lindsay Smith**

**Funding Consultant**

Lindsay has been a great asset to the Prestige Properties team since consulting for us, early 2022. He brings a significant wealth of lending, negotiation and deal structuring experience, having previously enjoyed 44 years within the banking sector.

Our clients can access Lindsay's consultancy services to help secure their funding needs or overcome lending concerns.



**John Russell**

**Planning and Development Consultant**

Director of Interurban Developments Ltd. John is a Chartered Town Planner and an associate member of the Royal Institution of Chartered Surveyors with over 15 years' practice within the planning profession.

John is a trusted industry partner and for a number of years has assisted Prestige Properties in securing the most sought-after building sites for our exclusive developments.



**Billy Reynolds**

**Architect**

Director of Reynolds Architecture Ltd, RIAS and RIBA Chartered architectural practice based in Dingwall. Reynolds Architecture is also a Certified Passive House Designer with a reputation for delivering high quality, Scottish inspired designs and a growing portfolio of notable architectural work throughout the Highlands.

Prestige Properties work exclusively with the award-winning team at Reynolds Architecture Ltd to design and visualise our clients dream properties.



**Pauline Fox**

**Accountant**

Pauline is a self-employed chartered accountant. Her practice, Fox Douglas Accounting and Consultancy provides accounting and financial services to a range of companies, primarily within the construction sector.

Pauline works closely with the Company Directors at Prestige Properties to oversee the accounting function and may act as client contact on our behalf to ensure smooth transactions throughout the land purchase and build process with our custom-build clients.



## Custom-build process

We have outlined the typical stages associated with our build process to provide a guide to the timeline you should expect.

01	<b>Plot Reservation</b> Your plot is reserved once your reservation fee is paid.
02	<b>Conclude Missives</b> Legal agreement and deposit for plot paid.
03	<b>Engagement of Architect</b> Architect's services arranged.
04	<b>Complete Plot Purchase</b> Final payment for plot.
05	<b>Build Contract</b> Enter into contract and pay deposit for build stages.
06	<b>Build Stage</b> House build delivered (see opposite guide).
07	<b>Project Completion</b> Handover of completed property.



## Build Stage Payment Guide

Stage	Stage Description
01	<b>Sub-Structure</b> Excavations, concrete foundations, blockwork underbuilding to DPC, structural concrete floor slab and structural steelwork.
02	<b>Super-Structure to Wind &amp; Water Tight</b> Timber frame, timber roof structure, external membrane. External doors, windows, fascias, soffits, roof finishes and gutters.
03	<b>Internal First Fix</b> Timber partition structure, insulation to external walls and roof, vapour control layer, service void framing. First fix electrics and plumbing, MVHR and solar. UFH and screed.
04	<b>Internal Linings</b> Plasterboard to walls and ceilings throughout, taping and filling all plasterboard joints and mist coat paint to walls and ceilings.
05	<b>External Finishes</b> Blockwork outer leaf including all cills and lintels, render finish to blockwork, stone wall and/or timber cladding feature areas, rainwater downpipes.
06	<b>Internal Finishes</b> Floor finishes, tiling, skirtings, architraves, staircase and internal doors. Kitchen and utility cabinetry/fittings, miscellaneous joinery items.
07	<b>Decoration, Fixtures &amp; Fittings</b> Decoration to walls, ceilings, woodwork etc. Installation of fixtures and fittings. Second fix electrics and plumbing, MVHR and solar.
08	<b>External Landscaping, Testing and Completion</b> Groundworks, topsoil, hydro-seeding, slabbing, paths, driveway (as per plan). Final finishes, commissioning of services and removal of all plant/material from site.

The above details the typical stages when invoices will be issued from Prestige Properties. These payments are key to the smooth progression of the project providing the cashflow required for effective programming and delivery.



## Sustainability

We are committed to building eco-friendly homes that contribute towards a more sustainable future. We incorporate a combination of solar power, battery storage and heat pumps in our new builds to create the most efficient and environmentally-friendly ecosystem possible. By making a continuous effort to use these technologies, together, with our practices, we are able to construct homes that are self-sufficient in terms of energy, reducing their environmental impact and energy costs, that not only benefit our clients but also the planet.

## Uncompromising quality and care

Our work ethos is complemented by the highest quality raw materials used – we source, where possible, from local suppliers that we have worked with time and time again, settling for nothing but the best materials. Prestige Properties use the latest design and build technology, ensuring that the most efficient commodities are applied to your build. We never compromise on quality, regarding materials as a key piece in our approach to every construction project and a direct reflection of our professional attitudes. This applies to every aspect of our custom-build process, including exacting attention to the minute details and defining the difference between a good home and an our exceptional finish.

## Code of conduct

All build projects are architect supervised under RIAS Chartered Practice Code of Conduct.

All plot sale transactions are processed through 'Prestige Developments Highland Ltd'.  
Company registered in Scotland, No: SC758659. Registered address: 70a Carsegate Road, Inverness, Scotland, IV3 8EX.  
Build Contracts and construction works will be undertaken by 'Prestige Properties Highland Ltd'.  
'Prestige Properties' is a trading name of 'Prestige Properties Highland Ltd'.  
Company registered in Scotland, No: SC528578. Registered address: 70a Carsegate Road, Inverness, Scotland, IV3 8EX.

