



# Building a Modular Future

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A large yellow COMBILIFT SC crane is lifting a stack of white-wrapped pallets. The crane is positioned in an outdoor industrial area with other stacks of pallets in the background. The sky is clear and blue. The text "COMBILIFT SC" is visible on the crane's arm.

**In-house Expertise at each  
stage of the development cycle**

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## Land Acquisition

Our in-house team of land acquisition specialists are responsible for designing and implementing land acquisition strategies, working closely with landowners, local governments, housing associations, developers, and local community organisations.



## Design & Planning

Our inhouse experts make us the ideal partner for Modular construction design and build projects. By having a fully integrated team working from the start of the project through to completion, we can deliver exceptional results through the purposeful collaboration.



## Modular Construction

The manufacturing of the fully fitted modules takes place at our state-of-the-art factory facility in Hampshire. We design buildings that achieve over 80% in factory completion ensuring that the maximum benefits of Modular manufacturing are realised.



## Service & Management

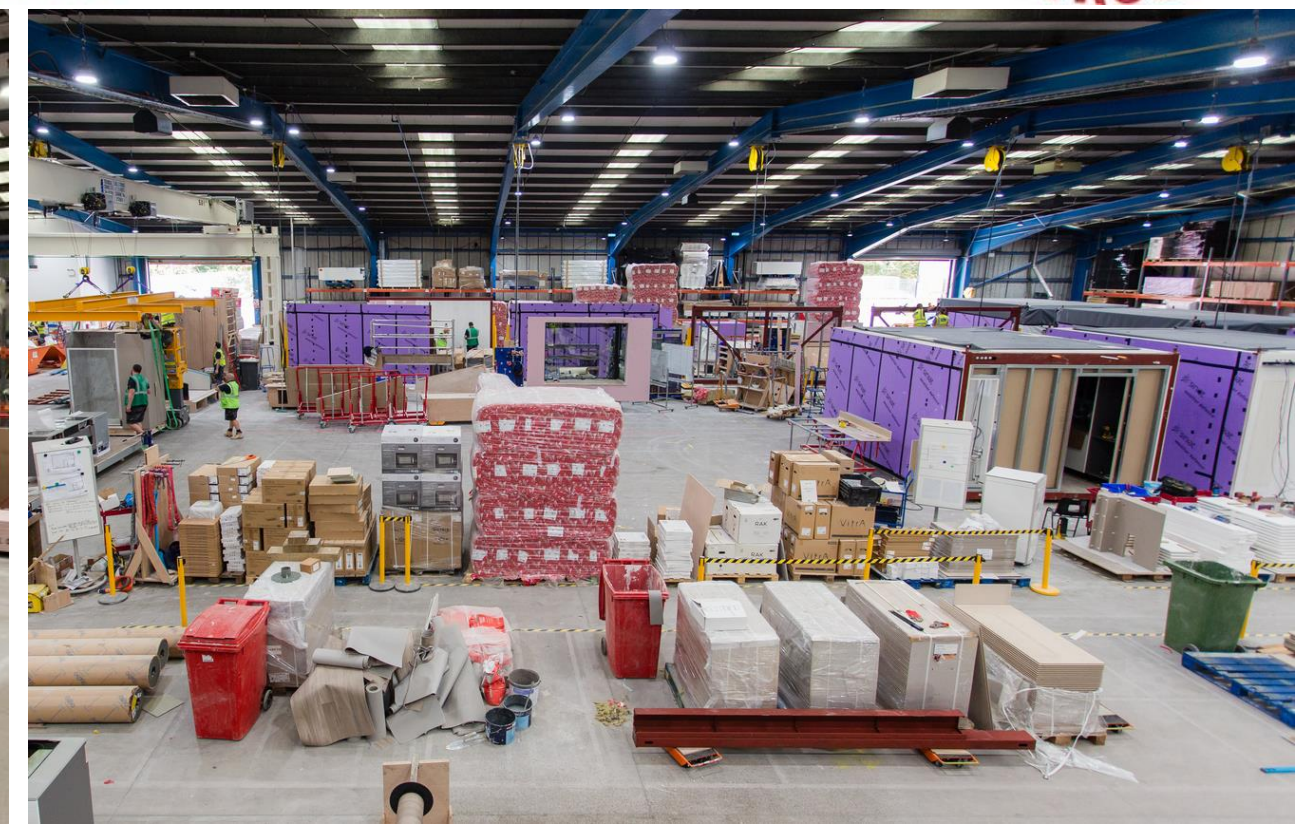
We can apply our experience and knowledge to providing post occupancy service and management, ensuring that the development operates at the optimum level of performance, providing occupant comfort whilst reducing the environmental impact.

# Manufacturing Excellence

- Stelling Properties operates a considered & sustainable modular building manufacturing facility
- We use process driven lean manufacturing principles
- We deliver high quality modular buildings, meeting our client's brief for delivery and quality
- Agile manufacturing, that allows for the production of different size modules to meet a projects requirements



INTERACT  
INFORM  
INFLUENCE



# Place Making

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# Enhancing the Context

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Unilife  
High Street

UNIMYS

# Revitalizing a Historic Asset

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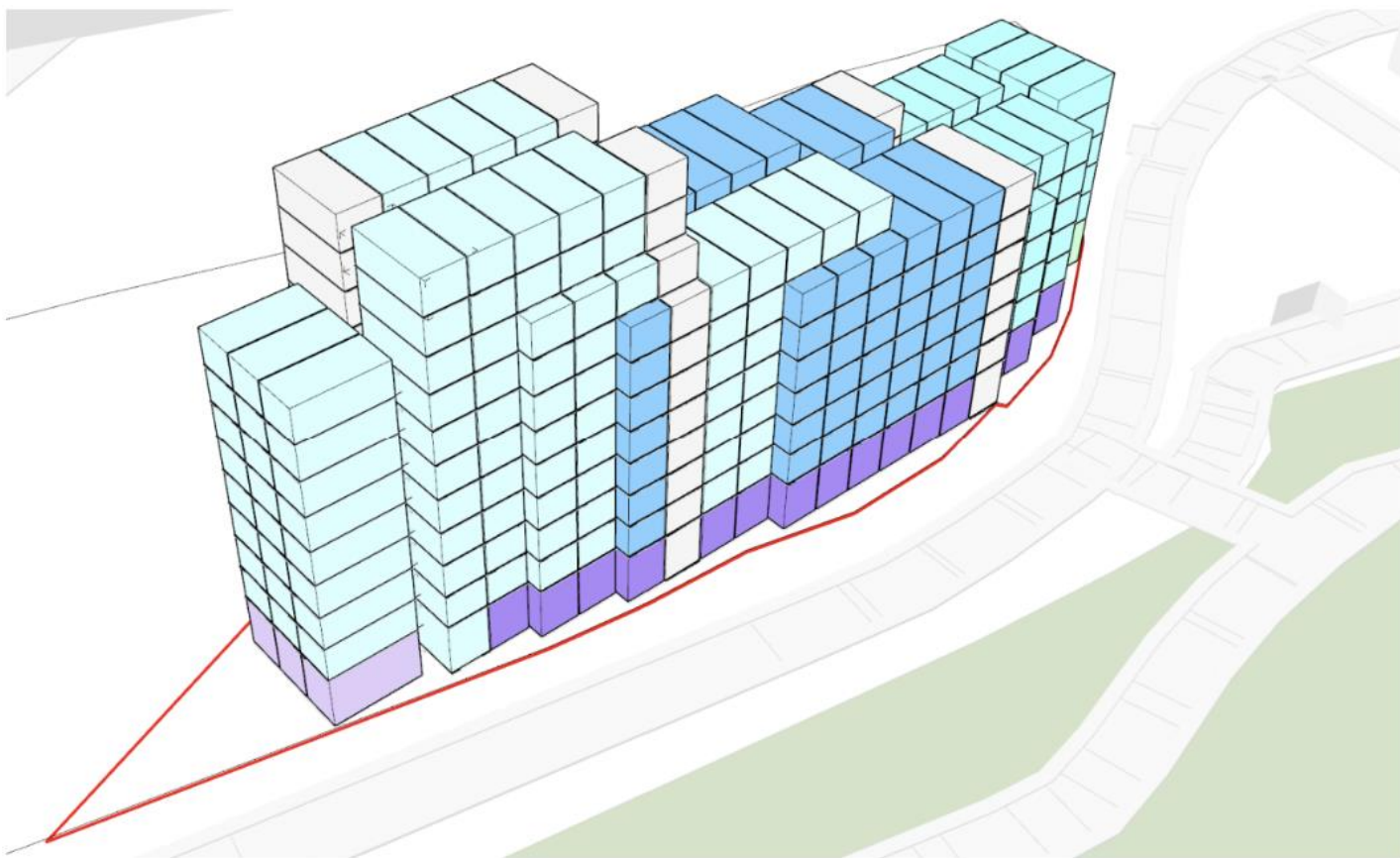




# Bespoke Parametric Design

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Item	Totals	Level 0	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10
<b>Bedrooms</b>												
T1	40	0	8	8	8	8	8	0	0	0	0	0
T2	140	0	16	16	16	16	16	16	18	12	7	7
T4	76	0	12	12	12	12	12	12	4	0	0	0
T5	0	0	0	0	0	0	0	0	0	0	0	0
T6	0	0	0	0	0	0	0	0	0	0	0	0
Special	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Bedrooms</b>	<b>256</b>	<b>0</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>28</b>	<b>22</b>	<b>12</b>	<b>7</b>	<b>7</b>
<b>Net Saleable Area (m2)</b>	<b>6206.38</b>	<b>0.00</b>	<b>862.47</b>	<b>862.47</b>	<b>862.47</b>	<b>862.47</b>	<b>863.78</b>	<b>707.29</b>	<b>527.76</b>	<b>271.50</b>	<b>193.10</b>	<b>193.10</b>
<b>South Facing Rooms</b>	<b>123</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>13</b>	<b>10</b>	<b>5</b>	<b>5</b>	<b>5</b>
<b>Service</b>												
Communal units	39	19	4	4	4	4	4	0	0	0	0	0
Commercial units	17	17	0	0	0	0	0	0	0	0	0	0
BOH units	4	4	0	0	0	0	0	0	0	0	0	0
<b>Commercial Area (m2)</b>	<b>409.198319</b>	409.1983	0	0	0	0	0	0	0	0	0	0
<b>Communal Area (m2)</b>	<b>853.47</b>	453.2675	80.04	80.04	80.04	80.04	80.04	0	0	0	0	0
<b>BOH Area (m2)</b>	<b>80.04</b>	80.04	0	0	0	0	0	0	0	0	0	0
<b>Total GFA (m2)</b>	<b>9496.99</b>	<b>1180.20</b>	<b>1180.20</b>	<b>1180.20</b>	<b>1180.20</b>	<b>1180.20</b>	<b>1163.31</b>	<b>849.86</b>	<b>656.77</b>	<b>373.68</b>	<b>276.20</b>	<b>276.20</b>



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