



**SETTING THE STANDARDS
BUILDING THE BEST**



N&SE Coffey Design and Build prides itself on being one of the oldest privately owned building companies in South Manchester. Established in 1963 it is still a family run business working on the original principles of quality and service first.

The business, a long standing member of the Federation of Master Builders, has completed over 500 projects over it's trading history and both myself and my father who was one of the original founding partners, have continued to develop and drive the company by adopting best practice building techniques and technologies to ensure our clients always achieve a first class job at the most competitive prices.

From concept idea, planning optimisation, to architects, to construction works, N&SE Coffey Design and Build can assist clients at every stage of their project.

STEVE COFFEY
Managing Partner

AREAS OF SPECIALISM

N&SE Coffey Design and Build can assist clients in all aspects of design, budgetary advice, planning optimisation, building and project management for the following projects:

- Development Projects
- New Builds
- Extensions
- Loft Conversions
- Roofing
- Garages
- Joinery
- Fencing and Landscaping
- All types of Flooring Fitted
- Kitchen and Bathroom Fitting
- Interior Design Partners
- Flooring, Kitchen and Bathroom Supply Partners

Turn key solutions from concept to completion can provide clients with complete peace of mind.

All aspects of a project will be handled by relevantly experienced and professionally qualified members of the N&SE Coffey Design and Build team.

"I have been a customer of N&SE Coffey for over 40 years and Steve and his team have always been professional and reliable in all aspects of their work. Achieving consistent quality and a good service in any business is a difficult thing to achieve yet N&SE Coffey have developed processes and controls, along with a long standing team of tradesmen, to maintain a level of work which I would highly recommend".

Noel White, Ex Director of Liverpool FC and former owner of the Bowden Hotel, Bowden



2 STOREY EXTENSION

HALE

DESIGN DETAILS

Sunken ceiling over kitchen island with lighting feature.

Recessed feature shelving in bathroom.

Wooden sliding doors.



APPROACH TO PROJECTS

From the very first engagement to completion of the project N&SE Coffey can assist you across all aspects of the planning, design, the build and the interior finish.

Even before going to the expense of an architect and the planning procedure N&SE Coffey can advise on budgetary costs and methods of raising finance to pay for the project. Once this is achieved maximising planning parameters and coordinating architects drawings can be controlled to ensure the project achieves the best possible financial payback for the client. Whether this is maximising the build area of a new plot or the size and efficiency of a building extension.

N&SE Coffey have access to and have worked with a select number of specialist in the areas of architectural design, building professionals such as structural engineers and planning specialists. Whatever the budget N&SE Coffey can recommend a reliable and skilled partner to work as part of the project team.

Once the building work starts N&SE Coffey can control and project manage the whole process. It is at this stage that additional added value for clients can be brought to the project through years of experience and through clients taking advantage of long established working

relations with tried and tested suppliers.

With any new build there are new and important considerations to take into account and N&SE Coffey can assist clients achieve the most efficient energy, CO₂ ratings and longer term running costs. This not only saves clients money over time but increases the value of their investment and provides a better return on the cost of the new building work.

Achieving a coordinated and beautiful finish in areas like flooring, bathrooms and kitchens can be difficult and N&SE Coffey can introduce design specialists in these areas to suit every budget. This ensures a properly coordinated and best possible design in critical areas of the project. Typically it is these areas which help to dictate the final value of a project or its saleability.

Of course these are not the only key areas and further partners also include:

- Interior designers
- Lighting specialists
- Home entertainment specialists
- Security specialists

Whatever the requirement N&SE Coffey will always be happy to assist and add value where possible.

“Tidiest builders in South Manchester. Budget and knowing where we were up to at every stage was really important to us and with N&SE Coffey we always felt in control of the project. Nothing was hidden - good or bad and the real test of any company is when there is a problem and through working together problem resolution was quick and easy because things were explained thoroughly and simply.

Further advice and guidance on how to improve aspects of the renovation and access to proven trade and designer kitchen and bathroom suppliers gave us some good ideas and finally, really added value to the property price.

From start to finish to work was completed in the 3 month time scale and because of the quality and final look and feel the house sold in just 2 weeks.”

Stella Mills, Timperley



**APARTMENT
REFURBISHMENT
ALDERLEY EDGE**

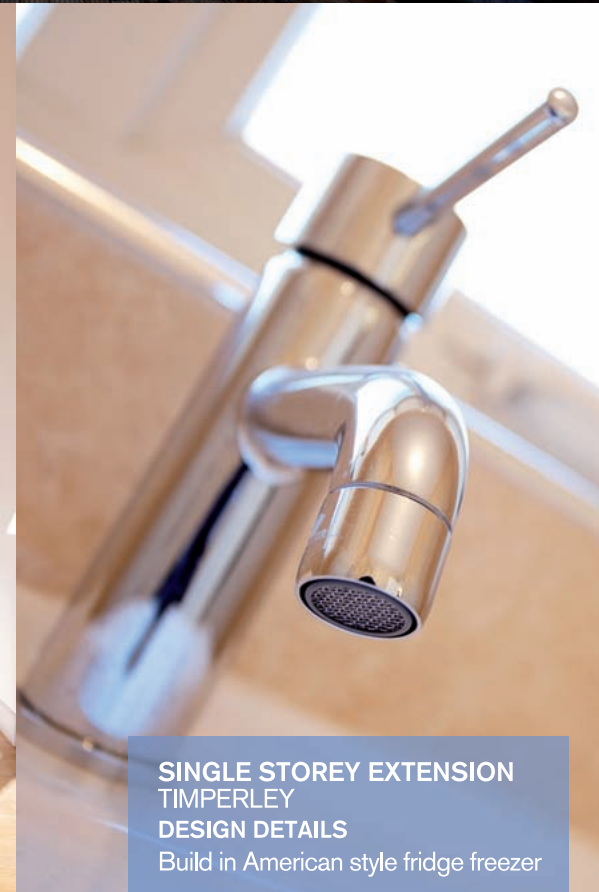
DESIGN DETAILS

False brick wall effect wall covering in kitchen diner.

Recessed feature shelving in living room with back lighting.

Gloss porcelain tiled kitchen floor fitted.

Real oak wood floor fitted.



**SINGLE STOREY EXTENSION
TIMPERLEY**

DESIGN DETAILS

Build in American style fridge freezer



N&SE COFFEY DESIGN AND BUILD

Based in Timperley, South Manchester since 1963, N&SE Coffey Design and Build is a family run building company with a successful track record of delivering on time and on budget.

A long standing and active member of the Federation of Master Builders N&SE Coffey Design and Build has established a team of tradesmen and specialists which have in certain cases worked together for over 30 years. The team is capable of delivering turn key solutions for all types of building work co-ordinating all elements through full project management if required.

N&SE Coffey are constantly looking at adopting the latest technologies and building materials to offer best in class construction projects at the most efficient prices. It is also important to be aware of energy efficient solutions to maximise running costs post work completion and increase the value of a client's home through maximising its energy efficiency rating and Environmental (CO2) Impact Rating. This forms another value add N&SE Coffey can bring to projects.

Steve Coffey and his father, who has over 50 years of building experience, have ensured that the company philosophy of openness and transparency has continued in all aspects of

any projects undertaken. Key to the success of any work undertaken is communication and regular update meetings. A process of early identification of potential problems and a process for handling problems during the build have been developed and this ensures the client is always aware of the issues and resolutions agreed. Quality finishes are achieved through cleanliness of site, planning and problem avoidance.

Transparent quoting and billing for extras are also pre agreed with the client and under no circumstances are additional works undertaken without client consent. This avoids any billing surprises at the end of the project. Along with easy to understand quotations client budgeting techniques can be discussed and shared to enable clients to formulate full budgetary reports for their project. These reports will include all costs of the work undertaken and avoids the client missing key items which may not be included in the building contract.

Plain English building contracts are available if requested by clients for that extra peace of mind.

N&SE Coffey Design and Build can offer many design and building services from refurbishments to full property development.

"N&SE Coffey were professional from the very first time I met them to the end of the work. The successful completion of my loft conversion and house refurbishment was simply down to good communication and the obvious desire of the building team to do a good job. Very pleased all round".

Geoff Dook, Sale

"I have used N&SE Coffey on many occasions whilst developing property in and around the Hale area. The team is easy to deal with and understands the need to go that extra mile to do a good job at a commercially sensible price. Transparency of pricing and no extras or additional works undertaken without first agreeing a price is essential to hit budgets and time scales".

Adam Brooks, Hale



LOFT CONVERSION AND
HOUSE REFURBISHMENT
SALE





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