

PRESCIENT  
& PRIME

MEWS WARWICK SQUARE LANSDOWNE ROAD CAMPDEN HILL ROAD CAVENDISH AVENUE H  
GARDENS BRUTON STREET NETTLETON ROAD ADDISON ROAD ENNISMORE GARDENS REDBU  
ET HANOVER SQUARE EATON PLACE PARK LANE QUEENS GATE PLACE GLEDHOW GARDENS  
AT PORTLAND STREET WESTBOURNE PARK ROAD PEMBRIDGE PLACE PAULTON STREET ORME  
ARE COTTESMORE GARDENS PALACE GREEN BELGRAVE SQUARE SLOANE STREET GILSTON R  
OK STREET HANS PLACE WINNINGTON ROAD CHELSEA PARK GARDENS BULLOCKS FARM HO  
R MONTAGU STREET BEDFORD GARDENS BROOK STREET PARK GATE ROAD KYNANCE MEWS  
GUNTER ROAD MANRESA ROAD MARRYAT ROAD CAMPDEN HILL GARDENS ORDNANCE HILL  
E PARK ROAD COTTESMORE GARDENS EATON SQUARE ENNISMORE GARDENS PORTLAND PL  
RESA ROAD DRAYCOTT GARDENS PEMBRIDGE COURT VICTORIA GROVE MEWS EATON PLAC  
POSTOW PLACE LANSDOWNE ROAD TEMPLAR COURT ONE HYDE PARK THE LITTLE BOLTONS S  
ES'S SQUARE OSTADE ROAD DURHAM PLACE OVINGTON SQUARE CURZON STREET BELGRAV  
ARE BROOK STREET EATON PLACE PEMBRIDGE VILLAS STANLEY GARDENS TREGUNTER ROAD  
L MEWS WARWICK SQUARE LANSDOWNE ROAD CAMPDEN HILL ROAD CAVENDISH AVENUE H  
K GARDENS BRUTON STREET NETTLETON ROAD ADDISON ROAD ENNISMORE GARDENS REDBU  
ET HANOVER SQUARE EATON PLACE PARK LANE QUEENS GATE PLACE GLEDHOW GARDENS  
AT PORTLAND STREET WESTBOURNE PARK ROAD PEMBRIDGE PLACE PAULTON STREET ORME  
ARE COTTESMORE GARDENS BELGRAVE SQUARE PALACE GREEN SLOANE STREET GILSTON R  
OK STREET HANS PLACE WINNINGTON ROAD CHELSEA PARK GARDENS UPPER MONTAGU ST  
ORD GARDENS BROOK STREET PARK GATE ROAD KYNANCE MEWS TREGUNTER ROAD MANR

## INTEGRATING EVERY PHASE FOR OPTIMAL RESULTS

At Prescient & Prime we redefine the property acquisition, development management and main contracting experience in Prime Central London, The Home Counties & Overseas.

Founded by industry expert Ben Howard, formerly of Cheevers Howard, our approach integrates quality, precision, and cutting-edge technology to deliver unparalleled services tailored to your unique needs.







## ACQUISITION, DEVELOPMENT MANAGEMENT & MAIN CONTRACTING SERVICES FOR THE PRIME RESIDENTIAL PROPERTY

### P&P ACQUISITIONS IN THE UK

- Market Analysis
- Property Search
- Development Feasibility & Appraisal
- Negotiations

### P&P DEVELOPMENT MANAGEMENT IN THE UK & OVERSEAS

- Planning & Design Management
- Floor Plan Optimisation
- Cost Management
- Programme Management
- Project Management
- Construction Management
- Trade & Artisan Procurement

### P&P MAIN CONTRACTING IN THE UK

- Historic & New Buildings
- Complex Structural Reconfigurations
- Super Prime Fit-Out Installations

### WHO WE WORK WITH

- Investment Funds
- Private Investors
- Private Clients



## ACQUISITION SERVICES

Navigating the competitive landscape of the UK's Prime Property Market requires not just expertise, but a keen understanding of the dynamics that lie therein.

Our team diligently researches and identifies prime opportunities, ensuring that you make informed decisions that align with your goals, whether that be in search of an investment or a home.

At Prescient & Prime, we offer comprehensive buying services that leverage in-depth market analysis and localised knowledge. We manage the entire buying process, from property search to negotiations, guaranteeing that you secure the best possible asset for your portfolio.

OUR ENVIABLE POINT OF DIFFERENCE  
IS THAT PRESCIENT & PRIME'S  
KNOWLEDGE AND EXPERTISE  
STRADDLES BOTH THE DESIGN AND  
BUILD DISCIPLINES, FACILITATING  
FOR AN ACUTELY INFORMED  
BUYING DECISION.



## DEVELOPMENT MANAGEMENT

Once you have acquired your property, our management services take centre stage. We ensure that your development project is executed with meticulous attention to detail.

Our experienced project managers co-ordinate every aspect of the development process-from initial planning and design to construction and final delivery-ensuring that your vision is realised on time and within budget.

We advocate for you at every stage, managing resources and timelines while maintaining the highest standards of quality.

## MAIN CONTRACTING SERVICES

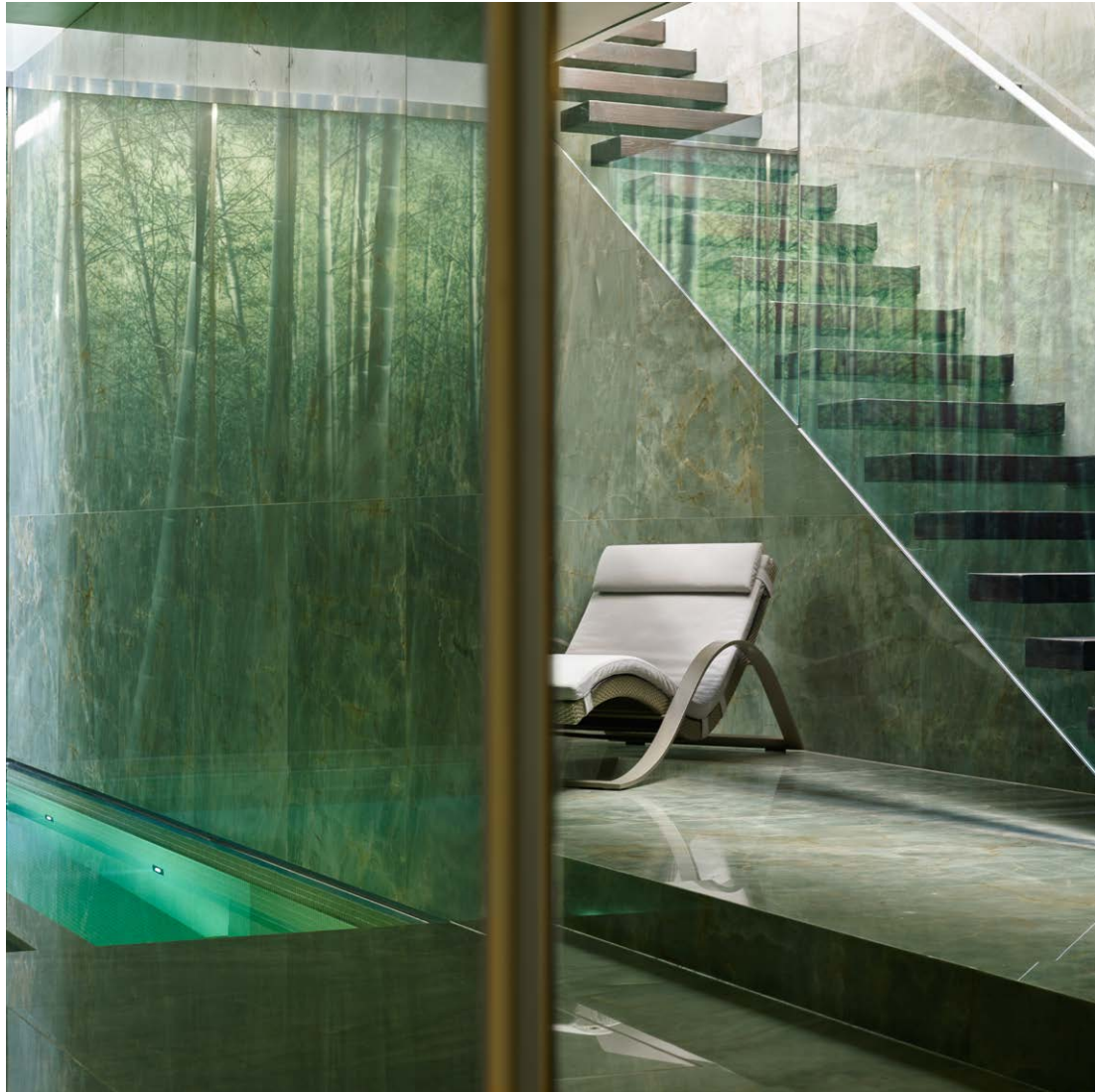
At Prescient & Prime, we understand that the success of your project hinges on the craftsmanship and expertise of the tradesmen involved. Leveraging our strong network, we connect you with the finest artisan tradesmen in the industry.

Our main contracting services ensure that you have access to skilled professional who are not only adept at their craft but also understand the nuances of working in Prime Central London.

We oversee the selection and management of these tradesmen, guaranteeing that every detail of your project is executed to perfection.







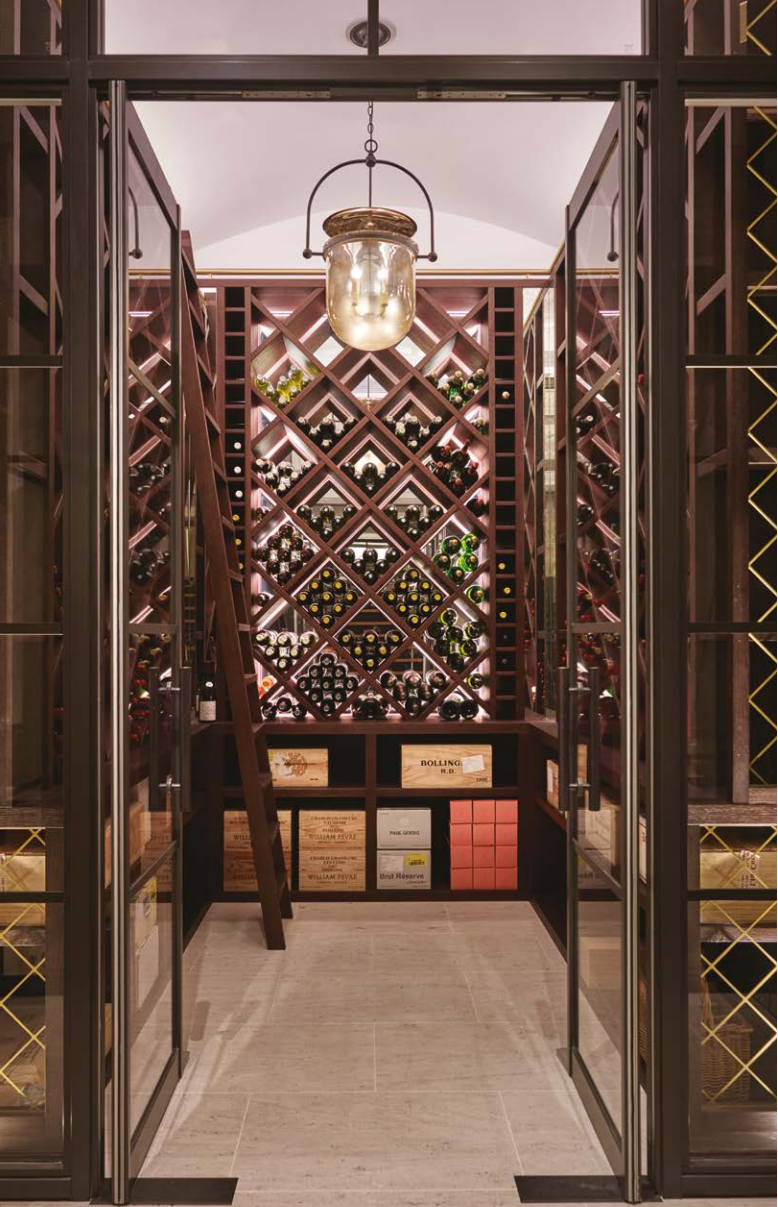




























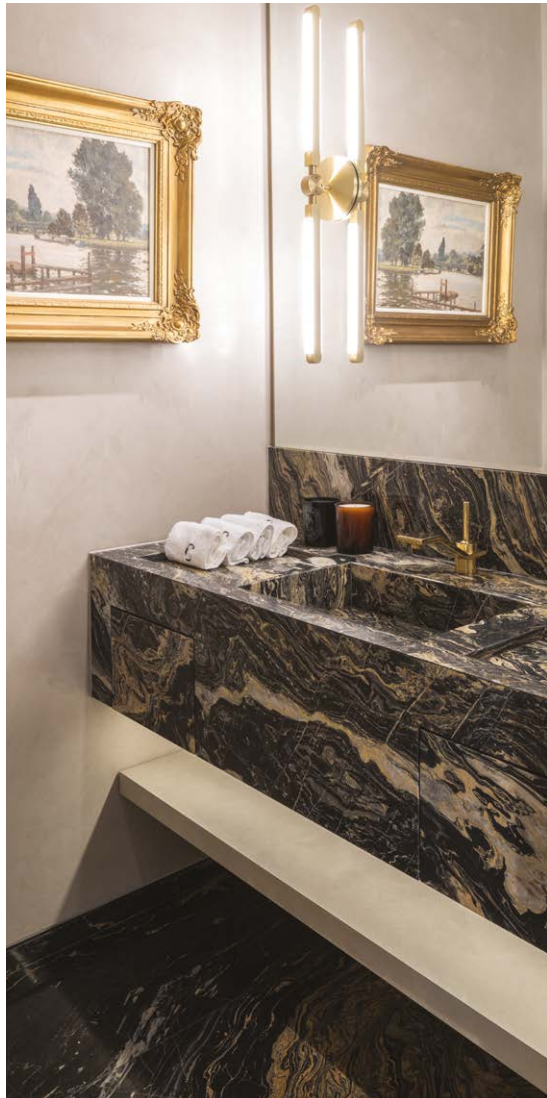


































## BEN HOWARD

ben@prescientandprime.com  
prescientandprime.com

Having enjoyed a career in super prime construction since the turn of the century, Ben is fortunate to have been responsible for some of the more iconic properties of London. His proudest moments have been in the delivery of designs by the world's leading names such as Alberto Pinto, Remi Tessier & Giorgio Armani. Conducting at this level requires exacting standards. It necessitates for the harmony of multiple disciplines, trades and artisans. Ben's skill lies in the composition of the team and optimising results by driving the collaboration and communication between each party. To date Ben has completed in excess of 300 projects, with an aggregated asset value of over £1bn and a total construction value of £150m.

Ben's network within the property scene is not limited to design and construction. Fully conversant in the property lifecycle, Ben has introduced both "on" and "off market" opportunities to both investors and homeowners. It is via this network that Prescient & Prime can confidently offer informed acquisition services, all of which complemented by the design and construction knowledge that can determine the merits of a purchase.

Outside of work, Ben is happiest on either a Squash Court, Cricket Pitch or a Long Walk with his Black Labrador, Loops!

*"I have nothing but the highest praise for Cheevers Howard. I recommend them to every single friend I have"*

LISA REUBEN, CLIENT

*"We've used Cheevers Howard on many of our projects. Having them on board significantly de-risks even the most complex of projects. I cannot speak more highly of them"*

JONATHAN WEBSTER, CLIENT

*"They have this in-built aim to achieve the best possible finish. I think it is one of the most difficult things you can do, and they do it pragmatically and with good humour"*

GERARD VERTSTEEGH, CLIENT

*"Their care and attention to detail is so good. They are consistently strong in all areas both structurally and with finishes"*

TONY HAYES, MBP STRUCTURAL ENGINEERS

*"They accommodated any changes we wanted, and their after-care service was fantastic"*

BABAK KASHANI, CLIENT

*"The machine works seamlessly. No-one is waiting around for the boss to arrive to be told what to do. They are a highly self-motivated team, and each individual knows exactly what they are doing"*

JASON ROBERTS, MLINARIC HENRY & ZERVUDACHI, INTERIOR DESIGN

EXPERIENCE THE FUTURE OF  
PROPERTY ACQUISITION,  
DEVELOPMENT MANAGEMENT &  
MAIN CONTRACTING WITH  
PRESCIENT & PRIME

INTEGRATING EVERY PHASE  
FOR OPTIMAL RESULTS

