



EQUITYWAY HOLDINGS



Building Legacies Through Strategic Innovation

- + A diverse powerhouse in business creation and development
 - + Founded in 2021 with no external investment
 - + Bootstrapped growth across multiple divisions
 - + £400m+ GDV delivered or in pipeline

About Equityway Holdings

Equityway Holdings is a dynamic, diversified group driving innovation across construction, engineering, healthcare, and development. With deep expertise in business creation and turnaround, we strategically grow ventures that align with our long-term vision, shaping industries, building legacies, and expanding into ever-greater diversity.



Vista, Sheffield

Equityway Holdings

A rapidly growing force managing multi-million-pound businesses and projects across 6 specialised companies.

Why Partner with Us

Access to a proven track record with 28+ active clients, including blue-chip giants and publicly listed firms.

Our Vision

We don't just build businesses, we create enduring legacies through vision, innovation, and strategic growth.

Scale That Delivers

108 dedicated staff powering £110m+ in live projects, from concept through to final completion.





Company Divisions



100% | BDP Construction

- + £30m-turnover main contractor delivering complex, quality projects.
- + Proven expertise across housing, student, roller-coaster and healthcare projects
- + Delivering construction schemes valued between £5m and £100m.



90% | Allphase M&E

- + New M&E company exceeding £5m in turnover.
- + Originally formed to support the Equityway Group.
- + Rapidly expanding with a growing external client base.



25% | Alfa Industrial Engineering

- + Leading specialists in fabrication and mechanical installation.
- + Delivering engineering solutions across multiple sectors.
- + Trusted by Amazon, JLR, Boohoo, P&G, Honeywell.



50% | Harvale Developments

- + Highly experienced developer with a keen focus on PBSA.
- + Recently completed a market leading 202-bed £20m GDV PBSA scheme in Staffordshire.
- + Capable of securing land, providing equity, arranging senior debt and exit via fund.



60% | First Point Care

- + Owns high-quality supported living properties tailored for adults with disabilities or care needs.
- + Leases assets long-term to vetted, specialist care operators on full repairing and insuring terms.
- + Delivers stable, inflation-linked rental income with zero operational or regulatory risk



100% | Prime Fit-Out

- + Specialised interior fit-out business supporting the wider group.
- + Excellent network in the interior design sector.
- + Capable of providing turnkey interior solutions from concept to completion



Property SPVs As part of the Equityway Group

100% | Equityway Kidsgrove Ltd

£4m GDV

- + 10-unit supported living scheme in Stoke on Trent.
- + AFL signed with Lifeways.
- + Due on site in March 2026.

100% | Equityway Tunstall Ltd

£5m GDV

- + 18-unit supported living scheme in Stoke on Trent.
- + AFL signed with Lifeways.
- + Due on site in January 2026.

100% | Equityway Bradford Ltd

£5m GDV

- + 14-unit supported living scheme in Bradford.
- + AFL under process.

33% | Equityway Andover Ltd

£2m GDV

- + 6-unit supported living scheme in Stoke on Trent.
- + Lease signed & active with Liaise Healthcare.
- + Asset currently retained.

100% | Equityway Investments 2 Ltd

£14m GDV

- + A collection of modern, high-quality apartments.
- + Under construction
- + Completion scheduled for July 2027.

50% | Harvale 1 Ltd

£21m GDV

- + 202-unit PBSA Scheme in Stoke on Trent.
- + Completed and Operational.
- + Asset currently retained.

33% | Harvale 2 Ltd

£20m GDV

- + 76-unit PBSA Scheme in Manchester
- + Will commence on site in February 2026

60% | FPC 1 Ltd

£3m GDV

- + 11-unit supported living scheme in Burnley.
- + Seeking Operator.

100% | Mount Group Investments Ltd

£26m GDV

- + 245-unit PBSA Scheme in Sheffield
- + Under construction
- + Due to complete September 2026

Our Team

United by Expertise

At the heart of Equityway Holdings is a team of exceptional talent — leaders, innovators, and specialists working together to build meaningful progress. Their combined experience and shared drive form the foundation of our success across every sector we serve.

- ✓ Experienced Leadership
50+ years combined expertise
- ✓ Diverse Talent Pool
108 staff across six core divisions
- ✓ Client-Centric Expertise
Serving 28+ blue-chip clients
- ✓ Innovation Drivers
£110m+ in live projects delivered
- ✓ Collaborative Culture
United by a shared vision





Meet the Team



Steven Donlon
CEO



Robert Talbot
Director



Sushmita Dutttagupta
Director



Peter Bartlett
Construction Director



Sean Fitzgerald
Project Director



Jason Lewis
Director



James Kinsey
Commercial Manager



Beth Rushton
Senior Buyer



Building Value. Delivering Capability.

Showcasing the reach, value, and delivery power behind our portfolio

Premier Properties - Owned, Managed & In Development

Across the UK, Equityway Holdings delivers high-performing developments that unlock growth for investors, operators, and communities — from supported living and healthcare schemes to mixed-use and state of the art student developments. Each project is designed to create long-term value through quality, innovation, and sustainability. Our end-to-end capabilities empower clients to move faster and with greater certainty — from acquisition and planning to construction and management.

- Flagship Portfolio: ICON, Vista Sheffield, Scotia Road Tunstall, Bradford, Kidsgrove, Burnley, Andover — and growing.
- National Reach: Strategic assets across key UK regions, mapped for accessibility and growth.
- Sustainability Focus: Green-certified retrofits and eco-conscious development practices.
- Operational Strength: Integrated expertise across construction, engineering, and healthcare.
- Scalable Delivery: Proven ability to manage complex projects from concept to completion.
- Securing blue-chip leaseholders and operators, including Lifeways, Liaise and Homes for Students.





Introducing Our Flagship Assets

PROPERTY STRENGTH

- + High-yield UK commercial estate portfolio
- + Healthcare, PBSA & mixed-use focus
- + Operational, on-site and pipeline schemes
- + Strong regional operator partnerships

CAPABILITY STRENGTH

- + In-house development & project delivery
- + Construction, M&E, demolition, fit-out
- + Operator-backed leasing strategy
- + End-to-end execution control



STATUS: Completed

Icon House, Stoke-on-Trent

GDV: £21 MILLION
COMPLETION: 2025

Icon House is a landmark student living development in central Stoke-on-Trent, comprising 202 luxury studios designed for today's students. The six-storey scheme redefines PBSA standards with self-contained apartments, high-spec communal spaces, a gym, esports hub, and landscaped courtyards. Ideally located just five minutes from Stoke-on-Trent station, it offers excellent access to Staffordshire University and Keele University within a thriving academic community.



Project Highlights

- + 202 premium studios – fully self-contained with kitchenettes and en-suite bathrooms.
- + On-site amenities include a gym, study zones, gaming suite, and landscaped courtyards.
- + Sustainable site with extensive rooftop photo voltaic panels.
- + Serving over 26,000 students across Staffordshire and Keele Universities.
- + £1.29m net operating income forecast for 2026/27 academic year.



STATUS: On-site / AFL Signed

Scotia Road, Tunstall

GDV: £5 MILLION

COMPLETION: FEB 2027

Scotia Road is a purpose-built supported and assisted living development in Tunstall, Stoke-on-Trent, delivering 18 high-quality one-bedroom apartments across three buildings.

Designed to meet growing regional demand for specialist care accommodation, the scheme includes a dedicated management suite and landscaped communal spaces. With construction underway and a long-term lease secured with a CQC-accredited operator, the development offers strong operational resilience and long-term income visibility.

Project Highlights

- + 18 self-contained one-bedroom assisted living apartments within a complex setting.
- + AFL secured with Lifeways - CQC accredited operator.
- + 15-year FRI lease with CPI-linked rent reviews.
- + Dedicated on-site management and therapy facilities.
- + Estimated net annual income of £276, 120.





STATUS: Under Construction

Vista, Sheffield

GDV: £26 MILLION

SCALE: 245 UNITS

Vista is a modern residential development in Sheffield, comprising 245 high-quality apartments across three buildings. Offering a mix of studios, one- and two-bed homes with premium finishes, the scheme includes landscaped outdoor areas and secure cycle storage. Ideally located near the city centre and Kelham Island, Vista provides excellent access to Sheffield's major employment, education and cultural hubs.

Project Highlights

- + 245 modern apartments across three buildings, offering a mix of studios, one- and two-bedroom units.
- + £26m Gross Development Value, underscoring strong demand and long-term investment potential.
- + Amenity-led living, including landscaped outdoor areas and secure bicycle storage.
- + Prime location close to Sheffield city centre, Kelham Island, and major transport links.
- + Situated within a city home to 65,000+ students, multiple universities and major employers.



STATUS: On-site / AFL Secured

Bierly Court, Bradford

GDV: £5 MILLION

COMPLETION: AUG 2026

Bierley Court is a flagship supported-living development in Bierley, Bradford, comprising 14 high-quality one bedroom apartments designed for specialist care. The two-storey scheme meets strong local demand with modern communal areas, management facilities, and dedicated well-being spaces. Fully secured by a 15-year lease with a CQC-accredited operator with full commissioner support and ICB approval, it ensures long-term stability and consistent care provision. Ideally positioned within an established residential community, it offers essential access to local amenities and health services in a thriving care-led environment.



Project Highlights

- + 14 high-quality one bedroom apartments designed for specialist care.
- + Extensive amenities: Commercial kitchen, hair salon, staff room, laundry, offices, reception.
- + Passenger lift and ample parking offering full accessibility for residents, staff and visitors.
- + Situated in a high-demand area for supported and assisted living accommodation.
- + C2-approved property formerly operating as a care home, now secured under a long-term lease with a CQC-accredited provider.



STATUS: AFL Signed / In for Planning

Liverpool Road, Kidsgrove

GDV: £4 MILLION

COMPLETION: FEB 2027

Liverpool Road is a purpose-built supported living development in Kidsgrove, Stoke-on-Trent, delivering 10 high-quality one-bedroom bungalows. Designed to meet growing regional demand for specialist care accommodation, the scheme includes a dedicated management suite and landscaped communal spaces. Currently in planning and a long-term lease secured with a blue-chip care provider, the development offers strong operational resilience and long-term income visibility.



Project Highlights

- + 10 high quality, self-contained one-bedroom assisted living bungalows within a complex setting.
- + AFL secured with Lifeways - CQC accredited operator.
- + 15-year FRI lease with CPI-linked rent reviews.
- + Dedicated on-site management and therapy facilities.
- + Estimated net annual income of £179,920.



STATUS: Operational

Walker House, Hampshire

GDV: £2 MILLION
COMPLETION: DEC 2025

Walker House is a high-acuity residential care home located in Andover, Hampshire, providing specialist, bespoke support for adults with learning disabilities, autistic individuals, and those with complex needs and behaviours of concern.

The home has been refurbished in line with national standards and NICE guidelines and is designed to deliver a safe, enabling, and highly personalised care environment. Operated by Liaise Healthcare, the asset benefits from an established regional support network and a strong outcomes-led care model.

Project Highlights

- + 5-bed specialist residential care home.
- + High-acuity service for complex needs.
- + 24/7 on-site staffing and registered manager.
- + Bespoke bedrooms with wet-room adaptability.
- + Operated by Liaise Healthcare (South Region).



STATUS: Under Construction

Browside, Liverpool

GDV: £14 MILLION
COMPLETION: JUL 2027

Brow Side is a boutique residential development in Liverpool delivering a collection of modern, high-quality apartments designed for contemporary living. The scheme features well-planned layouts, premium finishes and landscaped outdoor areas, all set within a desirable Cheshire location. With strong access to local amenities, transport links and surrounding countryside, Brow Side offers an attractive balance of convenience and lifestyle within a growing commuter town.



Project Highlights

- + £14m Gross Development Value, reflecting strong market fundamentals.
- + Completion scheduled for July 2027.
- + Boutique residential scheme delivering high-quality, modern apartments.
- + Landscaped outdoor areas enhancing resident amenity and overall appeal.
- + Prime Cheshire location with strong access to local amenities and transport links.
- + Positioned within a growing commuter town offering sustained residential demand.





STATUS: Under Construction

Renshaw House, Manchester

GDV: £20 MILLION

COMPLETION: AUG 2027

Renshaw House is a modern purpose-built student development in Ardwick, Manchester, delivering 76 high-quality apartments across a striking four and five-storey building. The scheme combines self-contained living with premium communal amenities and benefits from excellent connectivity to Manchester's universities, hospitals and transport links near the Oxford Road Corridor.

Project Highlights

- + 76 purpose-built en-suite studio apartments, including accessible larger units for disabled students.
- + Extensive resident amenities including gym, quiet study rooms, group study areas, podcast suite, social laundry and communal lounge spaces.
- + Landscaped outdoor amenity garden with seating areas and biodiversity-led planting strategy.
- + Excellent sustainable transport provision with 80 cycle spaces, car-free operation (excluding accessible bays), upgraded pedestrian crossings and improved public realm.



STATUS: Planning / Gateway

Love Lane, Liverpool

GDV: £162 MILLION

SCALE: 507 UNITS

A landmark mixed-use residential development located within Liverpool's emerging regeneration corridor. Spanning approximately four acres, the scheme will deliver 507 contemporary apartments across four architecturally distinctive blocks ranging from nine to eleven storeys. Designed to integrate heritage infrastructure with modern urban living, the development retains and re-purposes historic railway arches and viaduct structures, creating active commercial frontage while preserving the site's industrial character.

Strategically positioned close to Liverpool City Centre, Liverpool Waters, Bramley-Moore Dock and the wider Knowledge Quarter, placing it at the heart of one of the UK's most significant regional regeneration zones.

Project Highlights

- + 507 residential apartments across four blocks
- + 200-metre landscaped park & communal courtyards.
- + Ground floor retail, commercial and community space.
- + Proudly positioned within Liverpool's primary northern regeneration corridor.



2024

STATUS: Gateway

Arden House, Liverpool

GDV: £74 MILLION

COMPLETION: AUG 2028

Arden House is a landmark residential development in Liverpool's emerging Pumpfields district, delivering a collection of spacious, high-specification one and two-bedroom apartments designed for modern urban living. The scheme combines generous internal layouts with premium finishes and thoughtfully curated communal spaces, creating a refined city-centre lifestyle offering. Positioned at the gateway to Liverpool's commercial and cultural core, Arden House provides residents with immediate access to key amenities, transport connections and the city's thriving waterfront and business districts.



Project Highlights

- + 358 spacious contemporary one and two-bedroom apartments.
- + Larger-than-average city layouts with private terraces available on selected apartments.
- + Exclusive residents' gym and curated communal spaces.
- + Prime Pumpfields location at the gateway to Liverpool city centre.
- + Positioned within one of the city's fastest-growing residential districts.





Development Potential

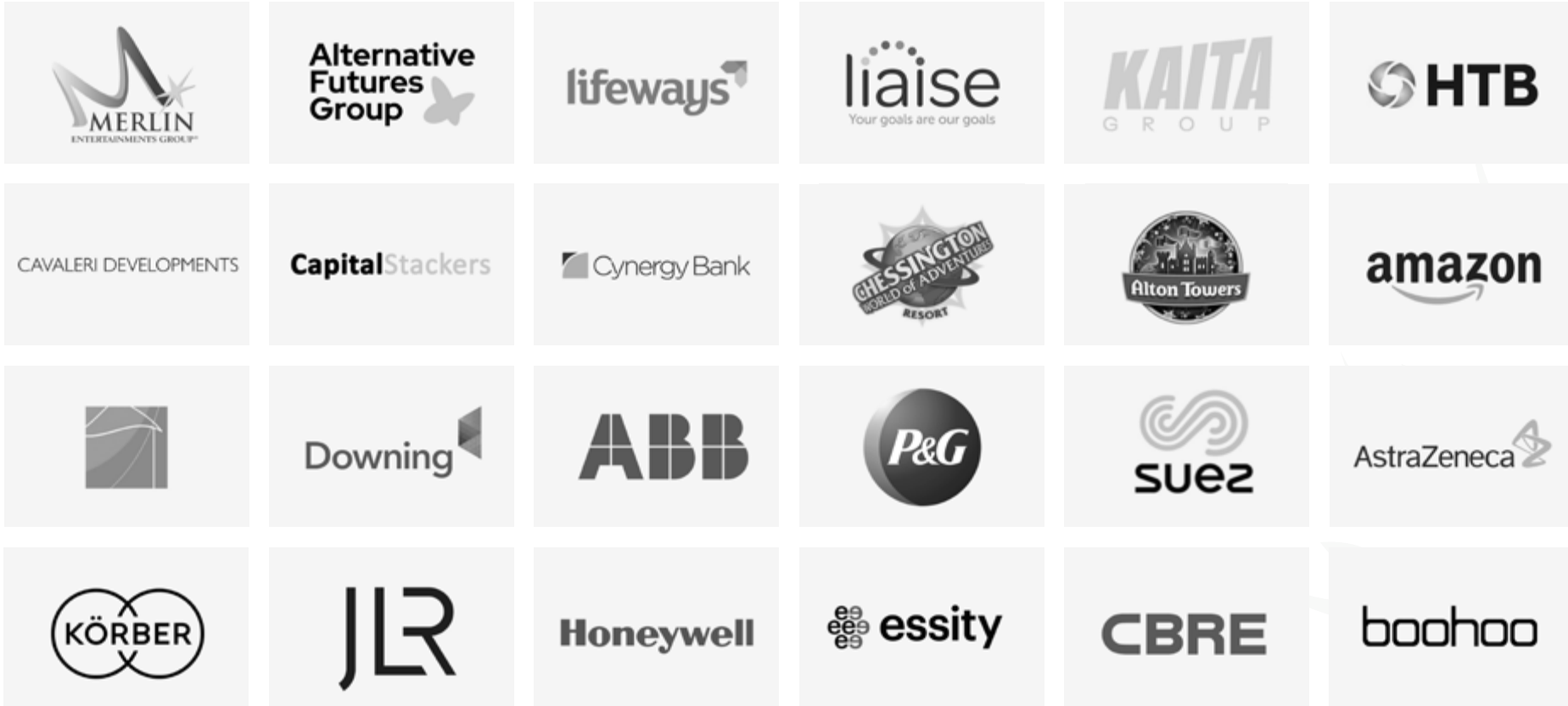
- + Sites primed for phased expansion
- + Residential, retail & healthcare planning secured
 - + Strong local authority relationships
- + Flexible exit routes (hold, refinance, fund sale)

Sustainability Focus

- + EPC upgrades & low-carbon retrofits
 - + Energy-efficient M&E systems
 - + BREEAM-targeted new builds
- + Long-term asset resilience strategy



Our Trusted Partners & Clients



Ready to Build Your Legacy?

Connect with Equityway to discuss bespoke investment structures and partnership opportunities across our diversified property and development portfolio.

- Investment Highlights:
Proven ROI through diversified assets and strategic growth.
- Let's Discuss:
Schedule a consultation to explore our divisions, properties, and custom capabilities.
- Contact Us:
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EQUITYWAY HOLDINGS

Icon House, Stoke-on-Trent



Equityway Holdings

Strategic vision. Unmatched execution.



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