

Turning overlooked buildings into high-performing homes.

Property investment & development across the North of England, the East Midlands and Wales — with secured returns of 8–10% for private investors.



Communal lounge, Hollingwood Hall HMO, Chesterfield

David Betts-Hollinrake
Founder & Managing Director

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Property people, not just property investors

Dott Group is a UK property investment and development business that buys, refurbishes and manages homes across the North of England, the East Midlands and Wales. We operate through a group structure — Dott Group Ltd as the parent, with specialist SPVs including Dott Holding Ltd and Anglesey Nests Ltd beneath it — so every project is ring-fenced and clearly accounted for.

Our model is simple: find buildings the market has overlooked, buy them below value, add genuine value through refurbishment or development, and refinance to recycle capital into the next deal. The result is a growing portfolio that pays our private investors a strong, consistent return — secured against real bricks and mortar.

18 properties in the portfolio	40+ lettable homes & rooms	8–10% p.a. paid to private investors	£1.5m GDV target, Hollingwood Hall
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MEET THE FOUNDER

David Betts-Hollinrake, Founder & Managing Director

David founded Dott Group to do property properly: buy well, build quality homes people are proud to live in, and treat investor capital with the same care as his own. He personally sources, structures and oversees every acquisition — from auction room to final refinance.

Since 2001, David has combined a career in IT project management — leading system implementations from scoping through to go-live — with developing property. That discipline runs through the business: every project has a clear plan, a realistic budget and timeline, and honest, regular reporting to investors. It is also why our relationships last. Many of our investors have backed multiple deals with us over several years, and we are always happy to put new investors in touch with them

Today the portfolio spans HMOs, buy-to-let, social housing, holiday lets and commercial conversions, supported by established relationships with specialist UK lenders including Shawbrook and Together.

“Every building we buy has to work three ways: for the people who live in it, for the investors who fund it, and for the community around it.”

OUR BENCHMARKS

Clear targets for every project

Portfolio return target	15% return on rent and capital invested in each property
Portfolio targeted stock	Blocks of Flats, HMOs and Mixed use commercial and flats
Private investor returns	8–10% per annum, depending on the risk profile of the investment
Minimum investment	£20,000 — terms of either the project duration or 1 year
Core regions	Manchester, the North East and Derbyshire — plus selective national opportunities

A diversified, income-producing portfolio

We work across five asset classes, giving the portfolio a balance of high yield, stable long-term income and capital growth.

HMO · 2 PROPERTIES

Houses in Multiple Occupation

7 Bed all En-Suite Warrington, 5-bed Salford and a 21-bed Co-Living HMO in Chesterfield. High-yielding, professionally managed shared homes.

BUY TO LET · 10 UNITS

Residential lettings

Homes across London (3), Swindon (1), Manchester (3) and Stockton-on-Tees (3).

SOCIAL HOUSING · 4 HOUSES

Supported & social homes

6 houses in the North East, managed by Mears — stable, long-term, contracted income.

HOLIDAY LETS · 2 COTTAGES

Anglesey, North Wales

Ty Siam and a second cottage, held through Anglesey Nests Ltd — premium short-stay income.

COMMERCIAL / MIXED USE

Conversion opportunities

Commercial and mixed-use buildings with residential conversion upside, including permitted-development schemes.



Holiday let, Anglesey — open-plan living under exposed beams



Wood-burner lounge, finished to a premium short-stay standard

Real assets. Clear numbers. Secured returns.

With banks paying 3–5% on savings, our investors consistently receive 8–10% per annum, secured against UK property. Every project follows the same disciplined four-step model:

STEP 1

Buy below market value

We secure assets at prices that build in equity from day one — through auctions, off-market deals and distressed sales.

STEP 2

Add real value

Refurbishment, reconfiguration and development increase both the rent and the value of each building.

STEP 3

Refinance

Once works complete, we refinance on the higher value to release equity — typically within 12 months.

STEP 4

Return & recycle

Investor capital is repaid with interest, and can be rolled straight into the next opportunity.

Two simple structures, both secured on property

Choose a regular monthly income or a higher fixed return paid at the end of the term.

	OPTION 1 Monthly Income	OPTION 2 Growth
Return	8% per annum	10% per annum
Payout	£666 per month (on £100k)	Capital + interest at maturity
Term	12 months (flexible)	12 months
Total return on £100k	£8,000	£10,000
Capital returned	Yes, at maturity	Yes, at maturity
Minimum investment	£80,000	£80,000

Funds are typically deployed to purchase, refurbish and refinance within 12 months, at which point investor capital is returned. Reinvestment into a subsequent deal is always available.

References from existing investors are available on request.

Recent projects

A snapshot of current and recently completed projects — each one showing how we identify, execute and add value across different asset types.

23 Norton Road

Stockton-on-Tees

✓ COMPLETED — FULLY LET JANUARY 2026

Three derelict flats, empty for more than a decade, bought for £20,000 each. Over a four-month refurbishment we converted two apartments from 1-bed to 2-bed with completely redesigned kitchens and bathrooms, and kept the third as a 1-bed to serve a different part of the market. All three were let on completion.



New fitted kitchen



Kitchen with garden outlook



New shower room

Purchase price	£20,000 per flat
Refurbishment cost	£30,000 per flat
Current value	£65,000 per flat — 30% above all-in cost
Rental income (BTL)	£595/month (1-bed) · £695/month (2-bed)
Rental income (social)	£700–£850/month

Hollingwood Hall

Chesterfield, Derbyshire (S43 2LF)

PURCHASED DECEMBER 2025 — DEVELOPMENT UNDERWAY

Our landmark acquisition: a 21-bed HMO with a 2-bed flat and an attached former church, purchased significantly below market value. The HMO title has been split from the church, which will be converted into 5–8 residential flats with development finance, before the HMO itself is upgraded. The refinance will also fund the purchase of the Coach House in the grounds, which contains four studio apartments.



Residents' atrium lounge and dining space beneath the original glazed roof

Purchase price	£525,000 (below market value)
HMO revaluation	£800,000 after title split
Church conversion	5–8 flats at c. £90,000 each — GDV c. £720,000
Total GDV target	£1,500,000 within 3 years
Rent target	£200,000 per year within 3 years

10–12 Norton Road

Stockton-on-Tees

OFFER ACCEPTED — BRIDGING & REFURBISHMENT UNDERWAY

A mixed-use building with one retail unit and four 1-bed apartments, bought on a 999-year lease. The flats will be fully refurbished and the building remortgaged on completion — a 4–6 month plan from purchase to refinance.

Purchase price	£140,000 (whole building)
Refurbishment cost	£15,000 per flat
End value (est.)	£280,000
Flat income	£450–£500 per month per flat
Retail income	£10,000 per year

Lytham St Annes

Lancashire — freehold block of 6 flats

OFFER ACCEPTED — ADD-VALUE REFURBISHMENT & REMORTGAGE

A freehold block of six flats bought for £400,000: four retained (1 × 1-bed, 2 × 2-bed, 1 × 3-bed) and two already sold on long leases. One flat needs a full refurbishment, the others EPC upgrades, and one 2-bed can be reconfigured as a 3-bed. Works should complete within 2–3 months, after which the block will be refinanced at GDV.

Purchase price	£400,000
GDV (post works)	£580,000
Strategy	Refinance at GDV and retain the freehold; let or sell flats over time
Timescale	Works complete in 2–3 months; remortgaged within 6 months

Invest alongside us

If you would like to earn a secured, property-backed return — or partner with us on a specific project — the next step is a no-obligation conversation. David will walk you through current opportunities, how your capital is secured, and introduce you to existing investors.



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Important information

This document is private and confidential and is provided for discussion purposes only. It does not constitute an offer or invitation to invest. Property investment carries risk: the value of property can fall as well as rise, returns are not guaranteed and your capital is at risk. Figures for projects in progress are estimates. Please take independent financial and legal advice before investing.