

Thank you to everyone who has supplied content and congratulations on your success.

Many thanks to all involved, including Strutt & Parker's Chelmsford team, and congratulations to our landowners, another great result!



For more information on Gladman visit **www.gladman.co.uk**

Catesby Estates Selected To Promote Land At Grange Farm, off Newport Pagnell Road, Northampton



Catesby Estates has entered into an agreement to promote land at Grange Farm, off Newport Pagnell Road, Northampton for residential development.

The greenfield site is 105 acres (42.5 hectares), and lies within the administrative area of West Northamptonshire Council. The site is extremely well located with a range of local facilities within walking distance, and excellent connections to Northampton town and the wider area.

Tim Parfitt, Senior Land Manager at Catesby Estates said; "We are delighted to be working with the landowners as their appointed land promotion partner."

"We will be working closely with the Council and other local stakeholders to bring this site forward through the Local Plan process, to deliver a sensitively designed and sustainable residential development, which can provide much needed new homes, along with wider social and economic benefits for the existing community."

Alfold Land Sale Completes For Catesby Estates

Catesby Estates are pleased to announce the sale of phase 2 of a residential development site in Alfold, Surrey to Bewley Homes.

The 14.9 acre site known as Sweeters Reach, off Loxford Road and Chilton Close has outline planning consent for up to 80 new homes, 30% affordable housing and public open space.

This was a phase 2 extension to a 6.5 acre site of 55 homes which Catesby sold to Cala Homes in 2018, which has subsequently been built out and is now fully occupied.

David Harper, Area Land Director for Catesby Estates said "We are delighted to have completed our first land sale to Bewley Homes who have a reputation for delivering high quality new homes."

"Alfold is a highly desirable, but expensive place to live, and these proposals include affordable housing providing an opportunity for those who currently cannot afford to buy or rent in Alfold to live in the community where they have existing connections".



For more information on Catesby Estates visit
www.catesbyestates.co.uk



Jaynic Appointed As Promotion Partner For Commercial Development on a 39-Acre A14 Site Next to Cambridge Services

Jaynic has been appointed as land promotion partner on a 39-acre prime site at the Boxworth Road junction with the A14 at Boxworth to the south of Cambridge Services.

The site is being promoted for B1, B2 and B8 employment uses, on behalf of the landowner. The site is identified in the Strategic Housing and Economic Land Availability Assessment (SHELAA) for development.

Nic Rumsey, managing director of Jaynic, said: "This site has huge potential for a warehouse/business park scheme of up to 580,000 sq ft and we will shortly start discussions with South Cambridgeshire District Council about this opportunity."

Jaynic has built a strong reputation for promoting land through the planning system for residential and employment use and for the development of high-quality warehousing, logistics and business parks. It works in partnership with landowners and occupiers.

The company has 7.39 million sq ft of warehouse and business park development throughout Cambridgeshire, Suffolk and Essex that is being or is earmarked for development, resulting from land promotion agreements with landlords.

For more information on Jaynic visit www.jaynic.co.uk



Richborough Estates is delighted to be promoting a fantastic opportunity which will deliver a new sustainable gateway to the north of Grove in Oxfordshire.

The land promoter has signed a landowner agreement to promote the 171 acre site off Station Road, which is located within the Vale of White Horse District.

Their vision is to deliver a high-quality scheme of around 950 homes, a primary school, employment opportunities and recreational and sports facilities. The site also has the benefit of assisting in the delivery and re-opening of Grove station as a new parkway station which has been a long-standing ambition of the authority and key stakeholders.

Marc Wilson, Regional Director at Richborough Estates, said: "The site presents an unrivalled opportunity to provide much needed new housing at a highly sustainable location with excellent existing transport infrastructure at the heart of the Science Vale. The proposed development will create a new community for Grove, supported by new and existing connectivity and transport routes, linking spaces and places and integrating the proposals into the existing settlement to the south.

"This is a fantastic opportunity to create a legacy for the future growth and longevity of Grove to enhance a thriving strategic location to live, work and play. Moreover, this Site will greatly assist in delivering a new station at Grove which is an enormous opportunity for not just the Grove area itself but also Oxfordshire as a whole."

Richborough Estates will work with the respective authorities and the local community in promoting the scheme for inclusion within the new South Oxfordshire and Vale of White Horse Joint Local Plan.

For more information on Richborough Estates visit www.richboroughestates.co.uk

Major Housing Site is First Land Sale Completed by Newton LDP

A Midlands-based land, development and property agency has completed its first major land sale just two months after it launched, with the sale of a prime housing development site in Warwickshire that will deliver up to 620 new homes.

Richard Foxon and Piers Beeton of Newton LDP Ltd were instructed by the landowners and Catesby Estates to lead on the marketing and sale of the site at Glasshouse Lane in Kenilworth, which has now been sold to Vistry Partnerships and Milverton Homes.

A number of offers were received before the site was formally marketed and the eventual undisclosed eight figure sale price was almost 20 per cent above the initial off-market interest.

The 31-hectare (76.6 acres) site is allocated for development in Warwick District Council's Local Plan and Kenilworth's Neighbourhood Plan, and has outline planning permission for up to 620 homes including 40 per cent affordable homes, as well as land for a one-form entry primary school, and 12.63 hectares (31.2 acres) of public open space.

Newton LDP Ltd is based in Warwickshire but operates nationally.

It was established in July 2021 by Richard Foxon and Piers Beeton, who are well-known, experienced and respected operators within the development land sector, having held senior positions within Strutt & Parker's National Development & Planning Department for a combined 22 years.

The agency already has 23 live instructions covering 2,311 acres of land that has potential for over 13,000 homes, and which in the current market would generate a combined land value of more than £750 million.

Richard Foxon, Managing Director of Newton LDP Ltd, said: "It is great to conclude this high-profile transaction so soon after launching our new business.

"We specialise in the marketing and disposal of large development sites of this nature, and once again, our unique approach to marketing has helped secure premium land values well in excess of the off-market offers received by the vendors before we became involved.

"The site will deliver much needed, private and affordable homes for the popular market town of Kenilworth, and we look forward to seeing Vistry Partnerships and Milverton Homes deliver this scheme and create a multi-tenure, vibrant and sustainable new community.

"It is great to see these partnerships competing in the development land market with the more traditional plc housebuilders, who would have ordinarily been the likely purchaser for a site of this scale and value. This model also offers a greater range of housing tenures for potential future occupants."

Piers Beeton, Director of Newton LDP Ltd, said: "The housing market is currently facing an acute shortage of homes and figures published in the past week show the number of properties for sale has fallen to its lowest level for more than six years and is forecast to remain low well into next year.

"Demand for new housing remains very high with most housebuilders forward sold for the next six to 12 months, this coupled with less planning permissions being granted, is seeing demand for development land significantly outstripping supply."

Newton LDP Ltd offers development consultancy and development land agency advice to a range of clients, backed up by their proven track record, strong reputation, unrivalled contact base and exceptional market knowledge.

For more information on Newton LDP visit www.newtonldp.com.

