



Good News Bulletin- Edition 4 - July 2021

Welcome to the Land Promoters and Developers Good News Bulletin.

Published on a monthly basis the Federation wishes to recognise and celebrate the good work achieved by our members and affiliates.

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

Northern Trust's Strategic Land Team Enjoys Successful 12 Months



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

The Strategic Land team at Northern Trust has enjoyed a successful 12 months, finishing the financial year off strongly with completions on five residential land sales including sales to Vistry, Gleeson & Bellway which will see the delivery of over 1,000 new homes. During the year, the team has also secured new promotional sites with a mixture of PLC's and Private landowners for over 1,000 acres.

Looking forward, the team is actively working on a further ten, live mixed used planning applications with the potential to deliver another 3,000 homes alongside employment space in the next 12 months.

Northern Trust is one of the most successful and long established land promotion company's in the Country, with a land bank of over 5,000 acres, and is actively looking for further residential and commercial land opportunities to purchase or promote throughout the UK.

Director, Mike Grindrod commented "The team has performed outstandingly well in very difficult market conditions, particularly as most local authority planning personnel have been working from home throughout the pandemic. Securing new opportunities has also been a challenge given the restrictions on meetings and travel. The team has an exciting pipeline of new sites coming forward to feed the high level of demand for consented residential sites from developers as the industry strives to achieve the government's target of 300,000 new homes a year."

With current projects, covering over 50 sites and incorporating a mixture of uses there is the potential to deliver more than 10,000 new homes. The team has extensive experience of working with private and public landowners, which has included private individuals / families and organisations.

Northern Trust has the flexibility to consider site acquisitions on an unconditional or conditional basis, joint ventures and promotion agreements for both residential and commercial sites. If you are a landowner and want to maximise the value of your land either on a sale or promotional basis, then please contact a member of the team to discuss.



L&Q Estates Completes a Flurry of Deals

One of the largest strategic land companies in the UK has completed a flurry of deals to mark the end of its financial year.

Warwick-based L&Q Estates has sold serviced and unserviced plots of land to award-winning developers and local authorities to create much-needed homes and local centres throughout England.

Seven deals were all completed within the last three weeks of the financial year including the sale of land to Barratt Homes and David Wilson Homes at Fairfields in Milton Keynes, for the creation of a Local Centre to serve the growing community, and a new mixed-use Local Centre in Heathcote, Warwick, has been sold to LSP Developments, which includes retail, offices, nursery and care provision.

Across the whole of the financial year, L&Q Estates delivered 13 individual land sales for 1,336 new houses, two local centres and one employment site to 11 different organisations. They have also secured nine new development sites, with the potential for 11,000 additional plots including two new strategic sites.

The master planners have also obtained five new planning consents, one won at appeal, and secured an allocation or draft allocation on a further nine sites. Over the last 12 months, L&Q Estates has directly managed the delivery of over £20 million of new infrastructure and community facilities.

Ian Hardwick, managing director of L&Q Estates, said it had been a very positive 2020/21 and an extremely busy end to its financial year.

“Our colleagues have been negotiating sales of land to housebuilders and local authorities for many months which led to completing seven deals within the last three weeks of the financial year,” he said.

“Despite all the uncertainty caused by Covid-19, this is a solid performance and we have transacted with a wide range of housebuilders and developers. The number of new sites we have acquired only further reinforces our future pipeline.

“Our extensive and growing portfolio means the next 12 months look set to be just as busy as we continue to lead the way in delivering beautiful places and supporting communities across the UK, and play our part in delivering L&Q’s commitment to provide high-quality housing to help resolve the national housing shortage.”

Work underway at Heathcote Square



The leader of Warwick District Council has paid a visit to a new mixed-use development which is being created in Bishop’s Tachbrook.

Contractor Keller Construction has laid the footings for the retail elements of Heathcote Square, and the erection of the steelwork is now underway.

LSP’s scheme allows for a 4,000 sq ft convenience store which will be operated by Heart of England Co-op, together with four ancillary retail units, to include a dentist and fish and chip shop. Included within this element of the scheme is the central public square, which will be the focal point of the development accessible by pedestrians and cyclists.

More than 100 jobs will be created when Heathcote Square is up and running – with the first phase expected to open in spring 2022.

The wider areas of the Local Centre will include office accommodation and a purpose-built children’s day nursery for Little Pioneers, which will accommodate up to 100 children aged between 0-4 years.

Cinnamon Care Collection will provide a 75 en-suite bedroom care home, including lounges, dining areas, library, activity rooms and cinema/hair salon which is likely to be completed in the early part of 2023.



SOLD, SOLD, SOLD, SOLD

SOLD!

4 sites, totalling over 1000 units, sold in the last 4 weeks!

SOLD!



**Melton Mowbray
Melton**



The last phase of land at Melton Mowbray in Leicestershire has been sold to Barratt David Wilson.

**Cleghonger
Herefordshire**



Alongside Harry Breakwell at Bruton Knowles, we are delighted that the sale of land in Cleghonger, Herefordshire has completed to Stonewater.

After Gladman obtained outline planning permission for **90 dwellings**, Stonewater secured reserved matters consent for a mixed tenure scheme.

**Henstridge
South Somerset**



Sold to Barratt David Wilson with the benefit of outline permission for up to **130 dwellings**.

**Aylesford
Tonbridge and Malling**



Sold to Barratt David Wilson with outline planning permission for up to **840 units**.



Gleeson Strategic Land has this month revealed a brand refresh and new website as part of their drive to increase their portfolio in the coming months. They have also dropped the 'Strategic' from their name as part of the refresh.

The website profiles the team and their experience more comprehensively than before and gives potential clients and partners more information regards the wider company that Gleeson Land are part of – and the benefits this holds for landowners and agents.

There have also been two recent promotions within the existing team recently – John Smith moves to Senior Planning Manager and Oliver Barrie moves to Assistant Land Buyer – as well as the addition of Mark Noton to lead the Land team as the business looks to further strengthen its proposition to support their growth plans.

To find out more, please go to www.gleesonland.co.uk or visit Gleeson Land's LinkedIn page.

Catesby Estates Raises Over £2,000 For St Basils

Team Catesby took part in the St Basils Hike for Homeless 2021 Challenge. They were thankful for the cooler temperatures, plus the predicted rain didn't arrive.

They have raised over £2,000 to date for this amazing charity – **if you would still like to donate their just giving page is still open.**

St Basils helps to support homeless young people. They house over 500 young people every single night and are short of £5 a day per young person staying in one of their projects.

Richborough Estates completes two new promotion agreements in Berkshire and Derbyshire.

The 38-acre Berkshire site is off Twyford Road, Wokingham. It forms part of the Ashridge masterplan area which is currently being considered by the Council to deliver approximately 3,000 homes.

Richborough Estates looks forward to engaging with stakeholders to promote the site through the Wokingham Local Plan Update to assist the delivery of much needed new homes in the Borough.



The Derbyshire site is off Cumberhills Road in the attractive village of Duffield. Prior to the local elections in 2019, the site was identified for 175 dwellings by Amber Valley District Council in the Submission Version of the Local Plan.

That particular plan was withdrawn when Labour gained control of the Council, however, the Conservatives have now announced their intention to commence the preparation of a new Local Plan.

Fisher German will engage with the plan making process reemphasising Duffield's superior economic, retail and educational provision. The village also benefits from excellent public transport connectivity and is close to Derby City where much of the housing need arises.

Rainier Developments are delighted to announce the sale of two sites in Buckinghamshire and Suffolk.



We are pleased to report that we have sold our site at Brantham, Suffolk to Matthew Homes. The site situated to the south of Slough Road was allowed at appeal with outline planning permission granted for up to 65 dwellings despite the local authority being able to demonstrate a five-year housing land supply.

The Inspector concluded that having regard to the benefits of the scheme 'the planning balance is firmly in favour of the scheme and the appeal should therefore be allowed.'

Once complete the scheme will deliver 35% affordable housing and infrastructure improvements to the local area.

Following the successful promotion of our site at Little Kimble, we are thrilled that the land has recently been sold to Hayfield Homes.

The site located to the north of Risborough Road was allocated in the Neighbourhood Plan for up to 40 new dwellings and a new village shop.

The proposals will provide a high-quality landscape led development and much needed new homes to the local area.



A huge thank you to everyone involved in these projects and congratulations to our landowners. A great team effort and two fantastic results!