



NORTHERN TRUST

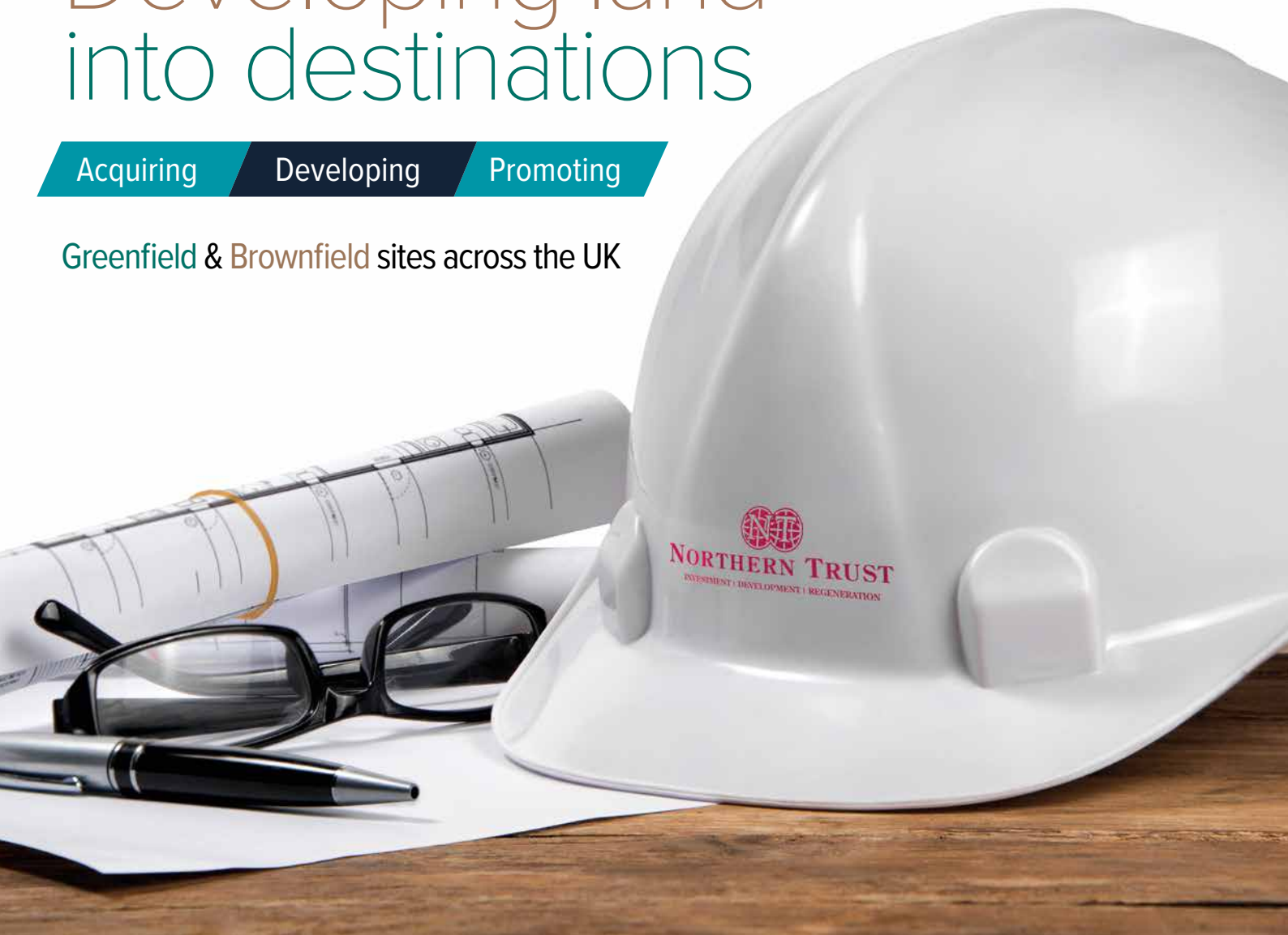
Developing land into destinations

Acquiring

Developing

Promoting

Greenfield & Brownfield sites across the UK



About Us

Northern Trust is a privately owned company, established in 1962, with a successful track record in property investment, development, land management and regeneration.

The existing property portfolio extends to almost 8 million sq ft of industrial, trade counter and office parks, together with more than 5,000 acres of land throughout the UK, with circa 1,500 acres currently being promoted through the planning process for mixed use development.

Northern Trust works closely with house builders, local authorities and special purchasers in bringing forward regeneration opportunities; and secures planning for circa 2,000 new homes a year.

In addition, **Northern Trust** has developed over 3 million sq ft of commercial space in over 50 locations with a further 0.5 million sq ft currently under construction or with planning being prepared for commencement on site within the next year.

Northern Trust has substantial funds available for new investment, development, and regeneration initiatives throughout the UK. For further information on Northern Trust please visit our website at www.northerntrust.co.uk



Land & Development

Northern Trust has a land bank of over 5,000 acres, and is actively looking for further residential and commercial land opportunities to purchase, promote or develop throughout the UK.

The company's strategic land bank/agricultural portfolio is held within Metacre Ltd, a wholly owned subsidiary of **Northern Trust**.

Northern Trust has a dedicated team of development, construction and planning professionals who can structure acquisitions or site promotions to suit individual circumstances. These include unconditional or conditional site purchases, joint ventures / promotions, company acquisitions or design and build projects.

The company has an impressive track record of achieving planning consent on sites and has been successfully promoting its own, and third party landowner's sites. In the last 24 months the team has achieved planning for c 4,500 residential units, and our current projects covering more than 50 sites incorporate a mixture of uses including the potential of bringing forward a further 6,000 new homes.

Extensive expertise in:

- Site identification
- Land assembly
- Brownfield remediation
- Delivering large scale mixed use regeneration projects
- Promoting both greenfield and brownfield sites through planning process
- Designing innovative solutions for problem sites

Northern Trust also has a wholly owned house building subsidiary, Lanley Homes, which provides high quality low volume housing schemes across the north west of England. The philosophy is to provide the superior quality of a bespoke home at the same price as a volume built house.

Lanley Homes is able to draw on the skills and expertise of the wider group whenever required and it prides itself on the quality of its developments as well as the after care provided once a purchaser has moved into their new home.

Northern Trust has also undertaken a number of medium sized housing developments on a partnership / joint venture basis with other local house builders.

In addition, **Northern Trust** has developed over 3 million sq ft of commercial space in over 50 locations with a further 500,000 sq ft currently under construction or due to commence on site within the next year. The company also benefits from a supplementary land bank for longer term development, and design and build opportunities for a variety of uses are available for potential occupiers to discuss.



Acquisition Criteria

Northern Trust's land and development team have requirements for:

- Strategic brownfield or greenfield sites from 3 acres to 100 acres plus, for purchase or promotion for residential or mixed use schemes
- Sites suitable for industrial development of up to 10 acres
- The residential housing team, Lanley Homes, is actively looking for sites suitable for the development of between 3 and 25 houses across Lancashire.
- Lanley Homes will also look at medium sized housing developments for over 25 houses on a partnership / joint venture basis.

Northern Trust's land and development team has the expertise, flexibility and resources to consider site purchases on an unconditional or conditional basis for both residential and commercial development. If you are thinking of maximising the value of your land either on a sale or promotional basis, then please contact a member of our team to discuss.



Essential Principles

Masterplan

The masterplan / vision can be the most important tool in developing a site. A good masterplan delivers a positive development outcome following input from key stakeholders such as neighbours, land owners, technical advisers, parish councils and the local authority.

It recognises realities, realises opportunities and enables the local planning authority to allocate the site and / or grant permission, often in the face of competing pressures, for the most valuable possible development.

Value Engineering

Using both cost control and project management skills, the **Northern Trust** technical team focuses on a combination of cost effective and viable remediation techniques. Working closely with consultants, contractors and the regulatory authorities, the team has a proven track record of delivering remediated sites. The blend of remediation expertise and value engineering to deliver clean development land in line with all regulatory requirements is the key driver of the technical team.

Sustainable Development

Sustainable development is a key focus for the planning system and building regulations. Northern Trust is committed to the delivery of sustainable development and has an excellent track record of finding economically viable solutions to complex development issues:

- Work within BREEAM framework to reduce the impacts of our developments on the environment
- Utilise sustainable energy sources within commercial developments, such as wind turbines at Liverpool and ground source heat pump at Stoke
- Seeking to deliver the highest levels of sustainability within residential developments and mixed use urban extensions whilst maintaining viability
- Bring disused / derelict / contaminated sites back into economic use

Local Plan / Promotion

The promotion of sites through development plans is often a critical step in realising the development value of a site, particularly on a strategic level.

Securing the allocation of large sites within the development plan establishes the principle for development and provides a clear route to maximise development value.

Planning Application

The approval of planning permission for a proposed development will often secure enhanced value of a site and enable the disposal of the site to the market.

Northern Trust has extensive experience in promoting sites through planning applications, including all pre-application discussions and negotiations through to determination, including complex S106 agreements. The company ensures all tasks are undertaken in pursuit of a positive decision and upon approval the site can then progress towards an appropriate disposal strategy to achieve best value.

Disposal Strategy

From the early masterplan stages we are considering the best exit strategy. Whether this would be a cash disposal, deferred payments, overage, part disposal or self build. The ethos throughout is to minimise costs and maximise returns.



Lanley Homes development at Lea Town, Preston

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Key Facts



**6,000 ACRES OF LAND
THROUGHOUT THE UK**



**POTENTIAL TO BRING
FORWARD A FURTHER
5,000 NEW HOMES**



**PLANNING FOR C.4,500
RESIDENTIAL UNITS ACHIEVED
IN THE LAST 24 MONTHS**

Lynton House, Ackhurst Park,
Foxhole Road, Chorley, PR7 1NY
Tel: 01257 238555

Case Study 1

Newcastle West Chirton, Newcastle

Planning
permission
granted
2019



- 31 acre former munitions factory.
- The northern part of the site is currently a multi-let industrial estate, whilst the southern part of the site was disused and buildings demolished.
- The commercial aspect of the site has been retained by Northern Trust, with planning approved on the southern part for 400 residential dwellings.
- Site sold to housebuilder January 2020.

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Preston

Land off Copp Lane, Great Eccleston

- Circa 40 acre allocated greenfield site.
- Masterplan approved by Wyre BC December 2019
- Outline planning application submitted August 2019 with the scheme comprising:
 - 350 houses
 - School
 - Medical centre
 - Village hall
 - Employment site
 - Retail unit
- Expressions of interest sought for whole site with preferred developer to be selected on grant of planning.



Louth

Land off Brackenborough Road



- 65 acre greenfield site.
- Planning approved for 171 dwellings on 24 acres of the site.
- The remainder of the site has not been identified for residential development in the emerging Local Plan but retains long term potential.
- Site sold to developer (subject to detailed planning)

Nottingham

Teal Close, Gedling NG4 2PE



- 142 acre green field site on the edge of Nottingham (total of 155 acres including Council owned land)
- Successful Local Plan promotion secured allocation as strategic mixed use development site
- Outline planning consent granted for 830 houses, 18,000 sq m employment space, local centre including small retail, hotel, care home, primary school and new ecology park
- Residential site sold to a developer in 2017
- Commercial site sold to developer in 2019

Planning
permission
granted
June 2014



Calverton

Land off Flatts Lane



- 6.75 acre green field site located off Flatts Lane in Calverton, near Nottingham
- Successful promotion resulted in this site being removed from the Green Belt and allocated for residential development
- Outline planning permission granted for up to 84 new homes.
- Northern Trust also own an adjoining 18 acre site which is safeguarded for future development
- Sale agreed to developer (subject to planning)

Planning
permission
granted
March 2020



Blackpool

Whyndyke Farm, Mythop FY4 4XQ



- 200 acre greenfield site located on the outskirts of Blackpool, but within Fylde BC. Northern Trust own 36 acres of the site and is promoting the site jointly with Closelink who own the balance
- Specialist team of consultants appointed to prepare a sustainable masterplan that addresses ecology, highways, drainage and planning policy issues
- The site is allocated in the emerging core strategy for 1,400 houses and 120,000 sq m of B2 and B8 employment uses
- Planning consent was granted

West Cheltenham

Land off Old Gloucester Road, Cheltenham

- c. 330 acre greenfield site to the west of Cheltenham
- Working alongside key landowners MLPL and Cheltenham Borough Council to deliver the Cyber Central Garden Community
- The site has been promoted through the Gloucester, Cheltenham & Tewkesbury JCS to secure removal from the Green Belt and allocation for mixed use development
- Extensive discussions held with the local planning authority and key stakeholders to inform the proposals
- Proposals to include c. 2,400 dwellings, a 45 hectare state of the art Cyber Park and extensive green infrastructure network



Development Partners

**Associated
British Foods**
plc



Isle of Man Government



All enquiries

Lynton House • Ackhurst Park • Foxhole Road • Chorley • PR7 1NY

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