

HOUSING MORATORIUM SITES - HOW ABOUT A CARE HOME?



Ardenlea Court, Solihull

There are many towns in the UK where the local authority have exceeded their housing quota before the expiry of the local plan period, which often results in a moratorium being placed on new residential development within Use Class C3.

Danescroft are seeking to acquire similarly affected sites for the development of care homes for the elderly within Use Class C2. We generally find that such proposals are favourably received by the local planning authority and politicians, especially in view of the 65 full-time new jobs typically created on 1-acre site, and because care homes facilitate the discharge of elderly patients from local hospitals, thus helping to reduce waiting lists.

Other sites that may be suitable for care homes include those allocated for employment or community uses within new housing estates, and sites earmarked for hotel use, for which demand and land values are currently depressed. Our current development pipeline includes seven projects that involve care homes, from Salisbury to Coventry, and you may be surprised how much we are prepared to offer for suitable sites.

In their eagerness to secure valuable trading opportunities, retailers and other occupiers are being forced to acquire large sites that often result in surplus land being generated.

Danescroft can add value to this land by delivering mixed-use schemes for a wide range of complimentary uses. For example, Aldi completed the purchase of a 3-acre district centre site in Rugby last year, and we have entered into a joint venture agreement with them to provide nine ancillary retail units and twenty-four flats.

We have similar deals in place with Somerfield and Big Yellow Self Storage, and regardless of your business sector, please get in touch for a private and confidential discussion regarding any similar sites that you own or intend to acquire.

DANESCROFT TEAM UP WITH ALDI ON DISTRICT CENTRE SITE



Central Park District Centre, Rugby

Joining the team at Danescroft

Dominic Fryer from Mitchells & Butlers, and Arlene Quinn from Tilfen Land. Dominic will be working predominantly on the Texaco/Somerfield roll-out, which will be featured in the next issue of our newsletter, while Arlene will be assisting in all aspects of our day-to-day business.

From left to right Dominic Fryer, Duncan Ford, Arlene Quinn and David Civil.

Danescroft - our new address

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ALL APARTMENTS SOLD IN BIRMINGHAM

The completion of this major mixed-use development by Danescroft represents the latest phase of regeneration in the revived markets quarter of Birmingham.

All 77 apartments have been sold and handed over to their new owners, and the ground floor retail units will soon be occupied by Spar and a contemporary oriental restaurant/bar.

Thanks to the hard work of Miller Construction, Weedon Partnership Architects and Cyril Sweett Project Managers (and others too numerous to mention), the development was completed on time and within budget. This serves to reinforce Danescroft's reputation as an extremely versatile and truly mixed-use development company.

Danescroft have acquired this redundant factory on a 3-acre site within Northampton's established Moulton Park Estate. Planning consent has been granted for a new business park comprising over 50,000 sq.ft arranged in two flexible terraces of 12 individual units. These will include single-storey industrial/warehouse units, offices and two-storey business units with ground floor production space and fully specified offices above.

Works have recently commenced on site, and practical completion is scheduled for the end of this year. Firm interest has been received in a number of the units, and we are urgently seeking similar opportunities to create modern business accommodation for both tenants and owner-occupiers.

NEW BUSINESS UNITS IN NORTHAMPTON



Cirrus Park, Moulton Park

£150M IMMEDIATELY AVAILABLE FOR LAND PURCHASE AND DEVELOPMENT

Danescroft has the benefit of considerable financial backing from Palmer Capital Partners (PCP) who are a major shareholder in the Company.

In recent months PCP has successfully launched a number of active development funds.

- The Close 5th Special Opportunities Fund
- The Palmer Capital Development Fund
- The Palmer Noble Fund

These have all been fully subscribed and together provide over £150M of immediate funds for new development.