



STONEBRIDGE



Stonebridge Homes is actively seeking further development opportunities within the Yorkshire and North East regions, and would be happy to assess any opportunities.

WINDSOR PLACE, CAWOOD

17 units, started February 2019

PARTNER AGENCY

TITCHMARSH & BAGLEY

Description of site/scheme

Titchmarsh & Bagley acted on behalf of the landowner in selling the development land at Wolsey Avenue, Cawood. The site extended to 3.2 acres, and benefitted from outline planning consent for up to 17 dwellings.

Working together

Despite the planning consent in place the site presented some significant challenges and the time period for the outline planning permission was also running down. Titchmarsh & Bagley's main aim for the landowner was to secure a sale to a house builder that would not only maximise the value, but also prove robust and deliverable in the short timescales.

Having executed an informal tender process Stonebridge Homes were selected as preferred developer, on the basis of both deliverability and value. Contracts were exchanged on a 'subject to planning' basis, essentially conditional on Stonebridge securing reserved matters planning consent.

Matthew Bagley, Titchmarsh & Bagley commented: "*The negotiation of the contract was straightforward, undoubtedly assisted by Stonebridge benefitting from in-house legal advice ensuring key decisions were taken immediately. The planning application was submitted directly after exchange of contracts. Despite resistance from the Local Authority to some design aspects, Stonebridge negotiated reserved matters planning permission in a timely manner, whilst maintaining the agreed land value. Overall it was a pleasure dealing with Stonebridge and we are all delighted the development has proven a success all round.*"

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