



HAWBANK FIELD (SPENCER GRANGE), SKIPTON

137 units, started January 2021. Sales launch June 2021



AGENT: CROFT RESIDENTIAL

Description of site/scheme

June 2017. The site was a draft housing allocation within the emerging local plan at the point of which an outline planning application was submitted by the land owners.

October 2017. The site was originally marketed by Croft Residential. At this point, the agent was requesting an expression of interest from developers prior to the formal approval of the outline planning application.

February 2018. Following formal approval of the outline application, the agent formally marketed the site on the open market and invited offers from interested parties.

March 2019. Contracts exchanged (conditional).

April 2019. Permission was issued following the completion of a Section 106 Agreement.

November 2020. Reserved matters application approved.

December 2020. Land acquisition completed.

Toby Cockcroft, CROFT RESIDENTIAL

"Initially Stonebridge Homes were not successful with their offer and the client decided to run with another party. During this time, Martin continued to keep in touch with me and stated that if the deal didn't go ahead, Stonebridge Homes would still be keen to go proceed. The selected partner failed to exchange contracts and Stonebridge Homes did get their chance and committed to exchange within 4 weeks from acceptance of offer, which they did, following a race to exchange contracts. This certainly set the tone as to how the purchase would be concluded, and I can only describe Stonebridge Homes' processes as exemplary.

Hawbank Field was a very complicated site both physically and technically with steep topography which required a highly engineered solution. Stonebridge

Homes conducted a highly detailed and thorough appraisal prior to submitting their first offer in July 2018. They were meticulous in their approach and kept me and my client up to speed every month, and weekly when needed. They had to overcome many challenges including dealing with planning concerns. I'm pleased to report that they negotiated these issues sensitively and with tenacity from beginning to end. This was further shown throughout the key stages of the purchase and submission of reserved matters approval that was made increasingly difficult throughout the pandemic and lockdown 1 and 2. Patience certainly came to the fore.

The approach and professionalism shown by Martin and his team was faultless and it was a huge pleasure to work with Stonebridge Homes. The results were delivered and all parties came away very happy."

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