



HATFIELD LANE (THE MEADOWS), ARMTHORPE

232 units, started Feb 2022. Sales launch August 2022



AGENT: DD CONSULTANTS

Description of site/scheme

May 2021. Invited by DDC to bid on the site on an unconditional basis.

June 2021. Vendor secure their reserved matters approval.

July 2021. Stonebridge submit land offer.

Aug/Sept 2021. Finalised negotiations and offer formally accepted.

Dec 2021. Contracts exchanged unconditionally and Stonebridge submit planning application for plot substitutions.

Jan 2022. Land acquisition completed.

Feb 2022 Stonebridge start construction on site.

Daryl Barker, DD CONSULTANTS

"The land deal for Hatfield Lane has been pretty smooth and straightforward. We liaised with Martin and Steve from Stonebridge Homes, and we've found that they do what they say they're going to do, which makes the whole process a lot easier to navigate.

We were given reserved matters approval in 2021 and soon after we started to look for a suitable partner to deliver this scheme. We had a lot of interest, and we are fortunate that we don't actively need to market our sites. This means we can directly approach house builders who we know can deliver in a timely and professional manner, and who will do their due diligence so there are no surprises further down the line. We look to work with developers who we trust, and will deliver a quality product, and, ultimately, a

scheme that everyone is proud of. We negotiated a deal with Martin and Steve in summer 2021 and everything was plain sailing and was delivered within a year. The deal was contracted before Christmas 2021, meaning Stonebridge Homes were on site well within 12 months of our initial discussions taking place."

We enjoy good relationships with many developers, and we would have no hesitation in working with Stonebridge Homes again. They had their funds and processes in place and everyone from planners through to their legal department, were a pleasure to deal with. We look forward to seeing the street scenes, and character areas at Hatfield Lane, come to fruition."

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