



# RELAX

DEVELOPMENTS ARE TAKING PLACE

## AN INSIGHT

# EARLPLACE

COMMERCIAL & RESIDENTIAL DEVELOPERS





## The National Sea Life Centre Birmingham

A true landmark leisure destination. The concept was designed by Lord Norman Foster and developed by Earlplace in the heart of the city centre. When constructed this was the largest aquarium of its type in Europe. On completion, the investment was sold to an overseas investor for £3.5million.



## Parkland Square Capability Green M1 Luton

Two speculative Grade A office buildings of 40,000sq.ft funded with Ansbacher Bank. Completed and sold in 2005 for £8million to Threadneedle and LaSalle Investment Managers.







## Earlplace Business Park Coventry

When started in 1998, this was the first significant speculative industrial development in Coventry for approximately 10 years comprising 150,000sq.ft plus a flagship Jaguar car showroom. The scheme attracted major automotive and logistics companies. Eventually, the showroom was sold to Standard Life and the industrial units to a major private investor for approximately £12.5million in 2001.





## Earlplace Business Park Coventry







## TWR Jaguar Showroom

Developed as part of the Earlplace Business Park in Coventry, the home of Jaguar, this was the manufacturer's flagship showroom. On completion, the created investment was sold to Standard Life for over £2.5million, setting a record in the sector.



## Chapel Street / Lord Street Southport

A prominent high street retail development in this prosperous town centre. Lettings included River Island, Dixons, Tony & Guy and Oxfam. The completed investment was sold to Royal London Asset Management for £6million reflecting 5.8%.





## St Paul's Square Jewellery Quarter Birmingham

An opportunistic purchase which led to planning permission being granted for conversion to 6 virtual freehold offices. Eventually sold in 2005 prior to conversion for £1.2million.







## Evans Gate Milton Keynes

A speculative development of three office buildings, strategically positioned just outside the central business district but therefore able to offer more plentiful car parking. The buildings were sold primarily to owner occupiers, such as Rentokil, but Cambridge University Pension Fund also acquired an investment. Total lot size exceeded £3million.





## 214 Hagley Road Edgbaston Birmingham

A rare freehold property in the heart of the Calthorpe Estate comprising six listed buildings. Our subsidiary refurbishment business, Trills Interiors, carried out sensitive works of improvement prior to the buildings being sold for £3million, equating to what was then a new high price of £240psf capital value.





## Stratford Court Cranmore Boulevard Solihull

A multi-let office investment of 35,000sq.ft and adjoining development site. Sold to Scottish Life in 1997 for £5.5million.





## Bennett's Waterloo Street Birmingham

Grade II\* Listed offices, public house and dentist's surgery, this former bank was acquired for £2.25million. Completion of the purchase was achieved within two weeks of us putting the property under offer. The main lease to Marston's plc was renegotiated whilst, Trills Interiors, our subsidiary refurbishment company carried out major works to the upper floor offices. Sold for £5million in December 2007.







## Clarendon Court Parade Leamington Spa

Former hotel and then offices, purchased from the BBC Pension Fund and converted into 24 luxury apartments with on-site car parking. Prices for some apartments on a psf basis achieved the highest at the time in South Warwickshire. Total value circa £7million.





# Clarendon Court Parade Leamington Spa







## 168 Parade Leamington Spa

A local landmark Listed property, owned in a private trust managed by Earlplace since 1998. The restaurant is let to Pizza Express with offices and residential above.







## 160-164 Parade Leamington Spa

Mixed retail and residential development; conversion of three upper floors of offices to 10 apartments. Completed in 2005, with a total value of just over £3million.



## Victoria Chambers Parade Leamington Spa

A mixed use retail and office property where we obtained a change of use and planning consent for the conversion of the upper parts to residential. The property was sold on for £2.25million prior to redevelopment.







## Lapworth Oaks Lapworth

The site of a former petrol filling station, planning permission was obtained to develop these executive houses in Lapwoth, a prime Warwickshire village. The houses all sold quickly and remain highly sought-after.



## Saltisford Warwick

Earlplace acquired this industrial estate with knowledge that the main tenant was expanding. Alternative premises elsewhere in Warwick were secured with a payment to Earlplace from the new landlord and we obtained outline planning permission on the site for residential use. The property was then sold to Barratt's for over £3.25million.







## Marlborough and Quinet House Warwick Road Solihull

A fully let office investment owned by a private trust but managed by Earlplace at the main gateway into Solihull town centre.

The buildings are Grade II Listed and have plentiful private car parking to the rear. Our subsidiary refurbishment company re-fitted the interiors.





## **Brandon House Holly Walk Leamington Spa**

A 25,000sq.ft office building fully let to the Government but with only a few years left before expiry. A new modern lease was negotiated and the resultant investment sold for £4million in 2004.





## Church House Worcester

A series of listed buildings in the heart of Worcester that were converted into a themed bar and restaurant. Following the works, the property was sold to Cadogan Properties for 7.62%.





## Westley Court Kidderminster

An investment in a pioneering health-care property. The inter-connecting buildings provided a dedicated care home and a distinct residential block of 75 'close-care' apartments.



# Scholar's Lane Stratford upon Avon

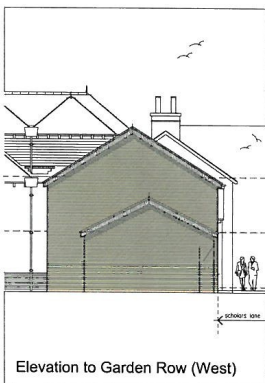
A town centre freehold site acquired from the N.F.U in 2009. Despite its extremely sensitive location in a Conservation Area and being part of a Global Heritage Site, we obtained detailed planning consent for a 63 bed care home. The site was sold to an occupier for £1.5million, £23,800 per room.



Elevation to Scholars Lane (South)



Rear Elevation (North)



Elevation to Garden Row (West)

1	ELEVATIONS TO SCHOLARS LANE HEIGHTS	19.03.08	SBT	NJ
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63	ELEVATIONS TO GARDEN ROW HEIGHTS	19.03.08	SBT	NJ

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COMMERCIAL & RESIDENTIAL DEVELOPERS



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PROJECT TITLE  
PROPOSED CARE HOME  
SCHOLARS LANE  
STRATFORD UPON AVON

DRAWING TITLE  
PROPOSED ELEVATIONS  
(SHEET 1 OF 2)

STATUS: PLANNING ISSUE

SCALE: 1:100

DATE: JAN 09

DWG NO: 2433-510

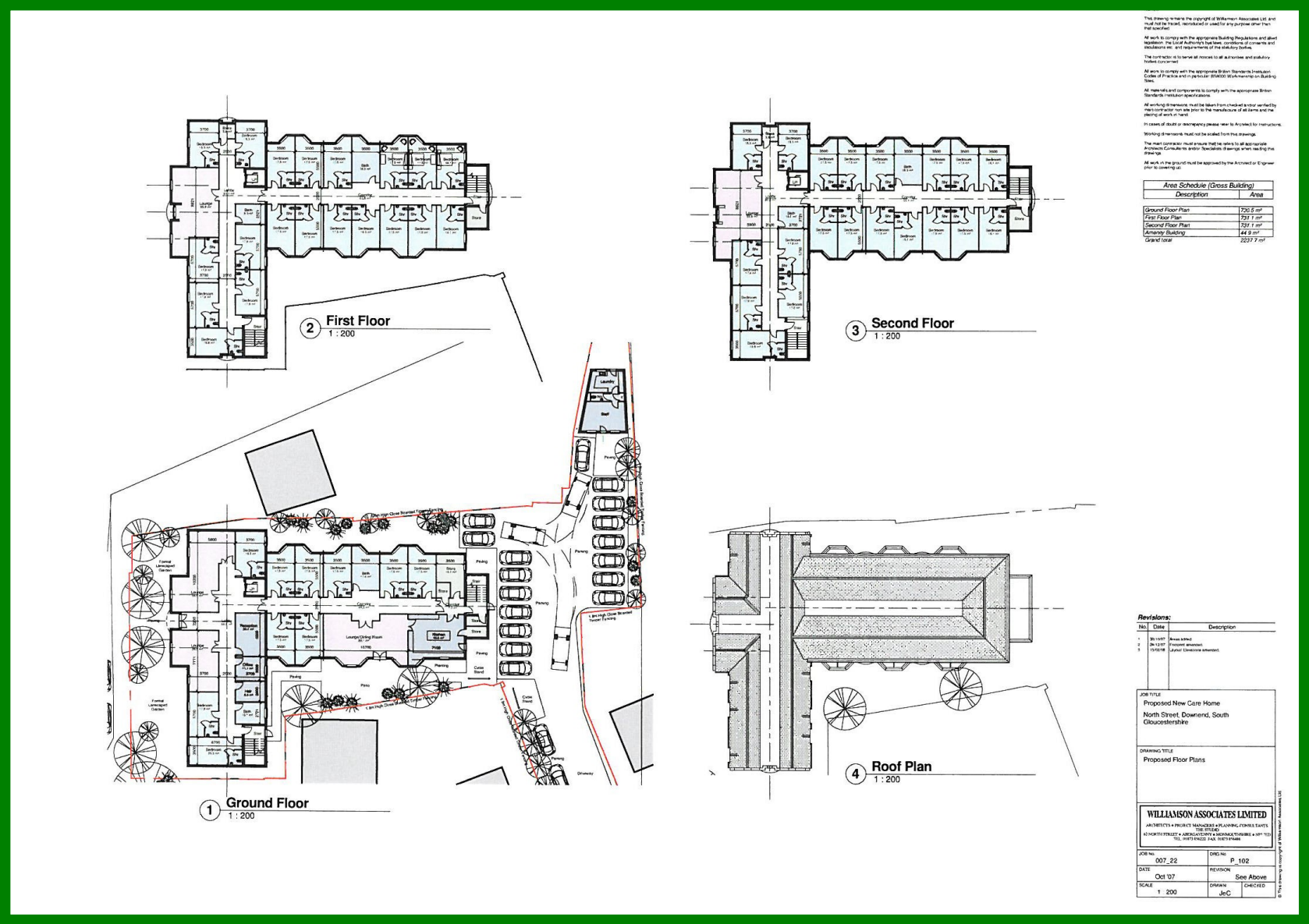
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# North Street Downend Bristol

A site of 0.5 acre for which planning consent was obtained for a 49 bed care home in 2011. The site was sold later that year to an operator for £1.1million, just over £22,000 per room overall. We believe this was the highest price achieved in the sector for two years.







## Homewood Kenilworth Road Leamington Spa

The former Abbacourt Hotel was redeveloped to provide a 50 bed state of the art care home which was pre-let to MHA. The lease was granted for 35 years with annual uplifts at £450,000pa. The completed investment was sold to an overseas investment fund for just under £8million, showing 5.45% in 2010.





## **Horfield Lodge Kellaway Avenue Bristol**

A development of a new care home providing 76 mixed units (consented for 101 single bedrooms) plus a new adult care unit for Bristol City Council. The care home was pre-let to MHA at £650,000pa on a 35 year lease and sold for just under £12million, reflecting 5.45% in 2011 which we have been advised is the lowest yield achieved in the sector outside London. The adult care unit was sold directly to Bristol City Council.







## **Weedon Hill Neighbourhood Centre Aylesbury, Bucks**

A mixed use retail and residential development comprising 5 shops and 15 one & two bedroom apartments.

All retail units were pre-let, the principal of which to Budgens and the investment was subsequently sold in October 2013 for 7.60%. The last of the apartments were also sold in October 2013, ahead of expectation.



## Love's Farm St Neots Cambridgeshire

An exclusively retail scheme within at the centre of a substantial residential development.

The project, comprising 6 shops amounting to 7,730 square feet was let to Tesco, Barnardos (two units), a pharmacist and two restaurant/cafe outlets.

The venture was completed in October 2013 and subsequently sold in January 2014 at a yield reflecting 7.65% to a private investor.







## Cranbrook Neighbourhood Centre Exeter

Guildhall Estates, the joint venture company controlled by Earlplace, has sold the completed neighbourhood centre in Cranbrook, Exeter. The private investor acquired the scheme following completion in September 2015 at a price reflecting a blended yield of 7.3%.

The development included a convenience store let to Southern Co-Op and 6 further retail units now occupied by a pharmacy, a charity shop, two fast food outlets, an estate agent and a cafe.

14 one and two bedroom apartments were constructed on the upper floors and retained by Persimmon Homes.





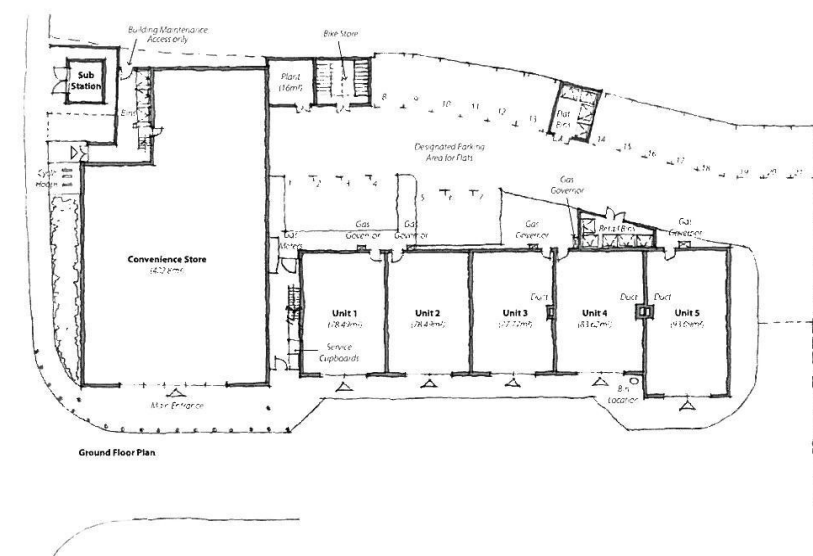
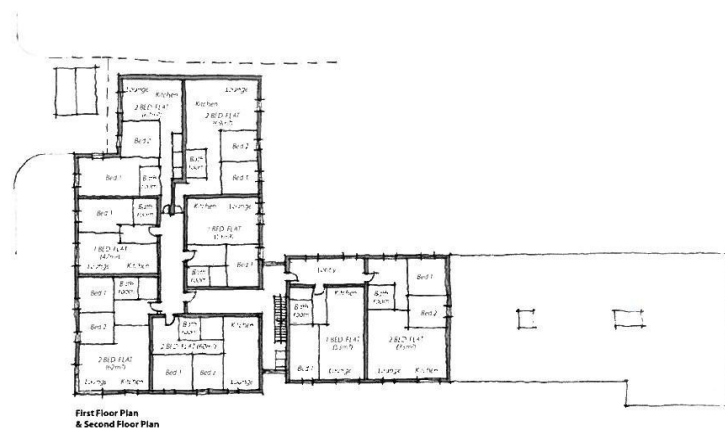
## East Melksham Neighbourhood Centre Melksham, Wiltshire

A mixed use retail and residential development comprising a convenience store let out to Morrisons and 5 shop units amounting to 24,947 square feet.

The upper floors provide 16, one and two bedroom apartments.

Completion is programmed for January 2016.

A1





## Codsall Wood Staffordshire

The site of a former public house was developed by way of a joint-venture with a locally based housebuilder.

The ten, 3 & 4 bedroom detached and semi-detached freehold homes were all constructed and sold within fourteen months of starting on site.

