

NORTHERN TRUST

WWW.NTLAND.CO.UK

Strategic Land Promotion

Delivering Growth & Maximising Value

Acquiring

Promoting

Developing



Greenfield & Brownfield sites across the UK

ABOUT US

Northern Trust is one of the most successful and long-established land promoters in the country having been involved in planning and development for over 60 years.

We are a family owned and privately run company, established in 1962, and we take a very personable approach to our business. Many of the family work within different sectors of the business and ensure that the core family values are fostered and remain consistent throughout the company. Taking this personal approach allows us to fully understand our partners and establish the most efficient strategy for each individual. All of our projects are very much as a partnership, working collaboratively with our landowners, and we take great pride in that approach.

The dedicated strategic land team collaborates closely with landowners, viewing their relationship as a true partnership rather than a customer. We guide landowners through every step of the planning and development process, taking pride in nurturing strong relationships with our partners alongside maximising the value of their land. This personable approach is central to our operations and underscores our ethos as a family-owned business.

Northern Trust Land has an impressive track record of achieving planning consents for its own and third party landowner's sites. The team has extensive experience of working with private and public landowners, which has included private individuals / families and organisations such as BP, Severn Trent Water, Associated British Foods and Zurich Assurance Ltd.

We are passionate about creating places where people want to live, delivering significant benefits that come with development and helping to deliver the homes the country needs. Delivering and facilitating growth has been a mainstay of the company and will remain so as we continue to evolve.

We have the flexibility to consider site acquisitions on an unconditional or conditional basis, joint ventures and promotion agreements for both residential and commercial sites. If you are a landowner and want to maximise the value of your land either on a sale or promotional basis, then please contact a member of our team to discuss.

Alongside strategic land, Northern Trust Company Ltd benefits from a commercial portfolio of circa 9 million sq ft of industrial, trade counter and office parks throughout the UK supporting over 25,000 jobs. This places us in a very strong financial position and with assets of circa £1 billion we have significant funds available for new acquisitions.

Why choose Northern Trust?

-  **Completely independent and experienced land promoter**
-  **Privately owned family business**
-  **Professional friendly team with detailed experience of the planning process**
-  **Detailed knowledge across all aspects of construction**
-  **Work with large and small house builders on various disposal strategies**
-  **Competitive fees paid and legal fees covered**
-  **Quick decision making process**
-  **High success rate**

Wem, Shropshire Land off Low Hill Road



- A 17 acre site located on the outskirts of Wem, Shropshire.
- Successfully promoted through the emerging local plan and subject to a housing allocation for 100 dwellings.
- Careful consideration was put into the masterplan to mitigate on-site constraints.
- Initially the application was refused but granted at appeal for the erection of up to 100 dwellings.



17 ACRES



100 DWELLINGS



GREENFIELD SITE

Blackpool

Whyndyke Farm, Mythop



Planning permission secured for 1400 dwellings

- 200 acre Greenfield site located on the outskirts of Blackpool, but within Fylde BC.
- Professionally masterplanned and promoted.
- 200 acres of land with consent for 1400 houses, 50 acres of employment use and various community uses including shops, doctors surgery and schools etc.
- Site for sale on the open market.



200 ACRES



1400 UNITS



GREENFIELD SITE

Skellow, Doncaster

Land off Crabgate Lane



- Larger site extends to 53 acres.
- Northern Trust are working alongside another developer on promotion of a wider allocation.
- Previously located within the Green Belt.
- 17 acres now allocated for development through successful Local Plan promotion.



17 ACRES



160 UNITS



GREENFIELD SITE

Allscott, Telford

Land off Shawbirch Road



- Former British Sugar processing factory brownfield site.
- Professionally masterplanned and promoted, gaining the support of local stakeholders at public consultations.
- Consent achieved for 470 new homes including 10% affordable.
- Development provided a range of community facilities including a new school and sports club.
- Obtained design approval and quotes for highways and services infrastructure to provide certainty of costs and de-risk the development prior to marketing.
- Site sold on the open market to house builder SJ Roberts.
- Northern Trust development managed the construction of the sports club on behalf of British Sugar as part of the delivery obligations in the sales contract.



68 ACRES



470 DWELLINGS



BROWNFIELD SITE

Carleton, Carlisle

Land off old Main Road



- 176 acres of Greenfield land situated within St Cuthbert's Garden Village.
- Sites currently being actively promoted.
- Proposed development for up to 1000 dwellings.



176 ACRES



1000 UNITS



GREENFIELD SITE

Badsey, Evesham

Land off Brewers Lane



- Site extends to 9 acres situated in a desirable location.
- Currently being strategically planned and promoted through the emerging Local Plan.
- Secured draft allocation in the emerging South Worcestershire Development Plan.
- Proposed development for up to 75 dwellings.



9 ACRES



75 UNITS



GREENFIELD SITE

Home Farm, Cheltenham

Land at Home Farm, Swindon Village



- Site extends to 30 acres of Greenfield land.
- Forms part of a wider allocation within The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS).
- Portion of the site is allocated as Local Green Space.
- Masterplanned to complement Local Green Space designation.
- Proposed development for up to 180 dwellings.



30 ACRES



180 UNITS



GREENFIELD SITE

Heapey, Chorley

Land off Heapey, Road



- Promotion agreement agreed with the landowner 2021.
- Successfully promoted through local plan and subject to a draft allocation in emerging local plan.
- Outline application submitted for the erection of up to 140 dwellings (including 35% affordable housing).



16 ACRES



140 UNITS



GREENFIELD SITE

Great Eccleston, Lancashire

Land off Copp Lane



Planning permission secured for 350 dwellings



- Professionally masterplanned and promoted.
- Alongside 350 dwellings the plans include a new community hub with a school, a medical centre, village hall and a shop together with 1 hectare of employment land.
- Site sold.



35 ACRES



350 UNITS



GREENFIELD SITE



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KEY FACTS



PORTFOLIO CONTAINS OVER 5,000 ACRES
OF LAND THROUGHOUT THE UK



PLANNING FOR C. 4,500 NEW HOMES
ACHIEVED IN LAST 2 YEARS



POTENTIAL TO BRING FORWARD MORE
THAN 10,000 NEW HOMES

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