

Planning, valuation and consultancy package advice for Minton Group

Carterwood have recently completed a sale that resulted in a total “package option” for their client the Minton Group. The site was a greenfield parcel of land, with limited prospects of being developable. Carterwood were able to advise upon the feasibility of development, helped secure planning permission, and found the eventual end user for the proposed scheme.

Background:

- Carterwood were initially commissioned to provide a headline market analysis of the site in Titchfield in June 2013 to assist in determining its feasibility;
- Valuation advice was subsequently provided in February 2014 to support the client's acquisition of the site;
- Carterwood were then instructed to prove viability from a planning perspective, and issued a planning needs assessment report in June 2014;
- The scheme was granted full planning permission in June 2015 and was subsequently marketed and sold to a retirement company in May 2016.

What we did:

- Provided ongoing support to the client in terms of initial market analysis, valuation, needs analysis in order to obtain planning permission, as well as subsequently selling the land with planning permission for the client;
- Secured a timely sale due to the previous involvement and understanding of the site and the surrounding market;
- Facilitated site visits and meetings between the vendors and interested parties;
- Managed an effective bidding process to ensure best value was achieved for the site.

Added value:

- Our consultancy team provided feasibility advice regarding the demand for extra care on the site and potential sales rates, which ultimately added greater credibility to the marketing campaign;
- The agency team were able to identify the eventual purchaser, who was a relatively new entrant to the marketplace, and ensured the sale completed.



For more information about Carterwood or to find out how we can help you, please telephone **08458 690777**

info@carterwood.co.uk
www.carterwood.co.uk

Aztec Centre, Aztec West,
Bristol, BS32 4TD

Regulated by RICS