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PRESS RELEASE

FOR IMMEDIATE RELEASE

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NORTHERN TRUST AND MIDLANDS LAND PORTFOLIO LTD COMPLETE SALE OF BULCOTE STEADING SITE TO WOODALL HOMES

Northern Trust is pleased to announce the successful sale of the 15.8-acre site at Bulcote Steading, Nottinghamshire, to regional housebuilder Woodall Homes.

The land, which is owned by Midlands Land Portfolio Limited (MLPL)—the property development arm of Severn Trent—has been brought forward for development by Northern Trust, acting as planning promotion partner on behalf of MLPL.

Northern Trust previously secured detailed planning permission for the sensitive redevelopment of the site, which includes the conversion of the Grade II Listed model farm buildings to create 24 new homes and a community hall, alongside 41 new-build dwellings. Located within the Bulcote Conservation Area and Green Belt, the site presented a number of complex planning and heritage challenges. These were carefully addressed through close collaboration with Newark and Sherwood District Council, Historic England, and the wider project team.

John Tootell, Strategic Land Director at Northern Trust, said: *"We are delighted to have concluded the sale of this unique site to Woodall Homes. This marks the next stage in delivering a truly special development that safeguards the future of important heritage assets while also bringing forward high-quality new housing. It has been an extremely complicated process with various obstacles along the way, and we are proud to have worked in partnership with MLPL and the local authority to bring the scheme to this point. We are delighted the site is now in the hands of Woodall Homes and look forward to seeing the vision for Bulcote Steading come to life. We would also like to extend our thanks to Fisher German for their role in expertly marketing the site for sale and supporting the transaction process."*

Chris Dwan, Land & Planning Director at Woodall Homes, added: *"We're incredibly excited to see this site coming forward as a flagship development for Woodall Homes. It marks a significant milestone for us as part of our broader growth ambitions, and we're proud to have played a key role in bringing the project to this stage. The development proposals have been years in the making, and it has been a genuine pleasure working alongside Northern*

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Trust and MLPL since our involvement began in Summer 2022. A huge amount of hard work and collaboration has gone into reaching this point, but in many ways, this is just the beginning. For us, the real work starts now, and we're looking forward to successfully delivering these 65 high-quality homes over the coming years and seeing this exceptional development take shape."

The sale follows a comprehensive marketing process led by Fisher German, acting on behalf of Northern Trust and MLPL.

Adam Tustain, Senior Property Development Manager and Midlands Land Portfolio Limited commented *"We are immensely proud to have completed the sale of Bulcote Steading to Woodall Homes. This project was particularly complex due the sensitivities surrounding the nationally recognised Grade II Listed Model Farm complex and the surrounding Bulcote Conservation Area. Securing planning permission and concluding the sale required years of collaboration with numerous stakeholders. Now, these historic buildings, originally built in 1904, will be revitalised so that they can continue to be appreciated for the next 100 years or more. We are very much looking forward to seeing Woodall Homes create a unique high quality housing development from our surplus land and deliver much needed new homes to this area of Nottingham."*

Northern Trust would also like to thank Merlin Land for providing the high-quality imagery during the planning process and to accompany this announcement.

For further information on Northern Trust's strategic land projects, please visit the dedicated website: www.ntland.co.uk.

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Notes to Editors:

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Northern Trust is a family-owned private company, established in 1962, with a successful track record in property investment, development and strategic land promotion.

The existing property portfolio extends to 9 million sq ft of industrial, trade counter and office parks, together with more than 4,500 acres of land throughout the UK, with circa 1,500 acres currently being promoted through the planning process for mixed use development.

The Industrial and Office portfolio contains more than 4,000 individual units with industrial unit sizes ranging from as little as 285 sq ft up to c 50,000 sq ft and office suites from as little as 1 person upwards. Premises are situated in over 200 separate locations and the portfolio extends from the South Midlands to the central belt of Scotland. Through recent acquisitions and new development over 500,000 sq ft has been added to the portfolio within the last 2 years. The portfolio is actively managed by Northern Trust's Regional Teams with offices in the North West, North East, Yorkshire, Midlands and Scotland.

New and existing customers looking for industrial and office accommodation can search the NTProperties.co.uk website.

In addition, the development team has project managed the construction of circa 4 million sq ft of commercial space in 50 locations with over 600,000 sq ft currently on site or in the development pipeline.

The strategic land team at **Northern Trust** has secured planning for circa 4,500 new homes over the last 2 years and has current projects covering more than 60 sites with potential to bring forward more than 10,000 new homes. The company works closely with landowners, developers, local authorities and local communities to deliver development across the UK. Please see [NTLand.co.uk](https://www.ntland.co.uk) website for further details.

Northern Trust has substantial funds available for new investment, development, and strategic land acquisitions throughout the UK. For more information please visit the website at www.northerntrust.co.uk