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NORTHERN TRUST

PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 27TH July 2022

NORTHERN TRUST SECURES PLANNING PERMISSION FOR CONVERSION OF LISTED BUILDINGS AND NEW BUILD DWELLINGS ON LAND AT BULCOTE

Northern Trust Company Ltd is pleased to confirm that, working alongside the landowner, they have secured planning permission for 65 dwellings on the 15.8 acre site at Bulcote Steading.

The site is owned by Midlands Land Portfolio Limited (MLPL), the property development arm of Severn Trent, with Northern Trust acting as their planning promotion partner. Northern Trust has secured planning permission for the site and is now working alongside MLPL on the marketing process for disposal of the site.

The site which comprises a Grade II Listed model farm complex located within the Bulcote Conservation Area and within the Green Belt, has been the subject of extensive discussions with Newark and Sherwood District Council and Historic England regarding the future of the listed buildings. Following lengthy discussions an application for planning permission and listed building consent was submitted in 2015, supplemented by a further application in 2017. This proposed the conversion of the existing buildings to provide 24 dwellings and a community hall alongside the provision of 41 new build homes. In light of the extensive discussions with the local planning authority and Historic England the planning application was approved at planning committee in October 2020, and following detailed negotiations the S106 has now been agreed and planning permission granted.

John Tootell, Head of Strategic Land at Northern Trust commented *“Through the hard work of an exceptional project team I am delighted to have now secured planning permission. With the buildings being Grade II Listed, located within a conservation area and within the Green Belt there are a number of competing pressures that have required careful consideration during the process. The careful approach to conversion and the considered approach for the new build ensure the right balance of this very exciting development will be achieved. Alongside the project team the local planning authority were exceptional throughout and their pragmatism*

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was an essential component of the successful planning applications. This is a great example of how working positively with a local planning authority to resolve complicated issues can deliver exceptional results, securing the future of an important heritage asset. We will now be seeking a development partner and look forward to seeing this high quality development delivered."

Adam Key, Director at Savills, planning consultants for the project; added "Securing this planning permission is an excellent result, after facing various challenges to reach this point. It will not only secure the long-term future of these Grade II listed buildings and bring a new lease of life to them, but it will also create new housing in a highly sought after part of the Country."

Adam Tustain, Development Surveyor at Severn Trent explains "We are extremely pleased to have secured this consent after so many years of hard work by everyone involved. This consent will secure the long term future of these fabulous Grade II Listed buildings to provide much needed new homes, community facilities and local jobs in the areas we serve."

Fisher German has been appointed to market the site for sale.

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Notes to Editors:

Press Enquiries; Northern Trust/Whittle Jones: Rosalyn Godsmark, 01257 238555 or rgodsmark@lyntonhouse.com

Northern Trust is a privately owned company, established in 1962, with a successful track record in property investment, development, land management and regeneration.

The existing property portfolio extends to over 8 million sq ft of industrial, trade counter and office parks, together with more than 5,000 acres of land throughout the UK, with circa 1,500 acres currently being promoted through the planning process for mixed use development.

Northern Trust works closely with house builders, local authorities and special purchasers in bringing forward regeneration opportunities; and secures planning for circa 2,000 new homes a year. Our current projects covering more than 50 sites incorporate a mixture of uses including the potential of bringing forward a further 6,000 new homes.

In addition, **Northern Trust** has developed over 3 million sq ft of commercial space in over 50 locations with a further 0.5 million sq ft currently under construction or with planning being prepared for commencement on site within the next year. The company also benefits from a supplementary land bank for the longer term.

The Commercial and Industrial portfolio contains circa 4,000 individual units with 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 development almost 1 million sq ft has been added to the portfolio. The portfolio is actively managed by Northern Trust's in-house surveying practice **Whittle Jones**. **Whittle Jones** have regional offices in the North West, North East, Yorkshire, Midlands and Scotland.

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New and existing customers looking for industrial and office accommodation can search the [Whittle Jones website](#).

Northern Trust has substantial funds available for new investment, development, and regeneration initiatives throughout the UK. For further information on **Northern Trust** please visit our website at www.northerntrust.co.uk