

# akinsight



## Strategic Land Services

**The correct approach to promoting strategic land is key to delivering value from land assets, often for the benefit of future generations.**

With continued demand for housing land and in particular ready to develop land, landowners and developers are increasingly focused on strategic land opportunities which will be realised within a 5-25 year horizon.

Alder King has a specialist Strategic Land team which has helped landowners and developers across the South West and South Wales.

Our services include:

- > Planning and land-led identification of land with potential
- > Negotiation of option agreements, promotion agreements or conditional contracts for landowners
- > Planning consultancy for both landowners and developers/promoters to ensure correct positioning of land within the planning framework
- > Identification and appointment of sub-consultants to provide additional information to support value enhancement process
- > Viability of development sites for landowners

Whilst many of our latest transactions are still in the planning and realisation phase, a selection of those that have come to fruition are set out overleaf. >

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## FILTON | BRISTOL

Alder King acted for BAE Systems in both a land and planning capacity. Our planning team gained a consent for up to 2,675 dwellings, two primary schools, a secondary school, 24 hectares of employment land, a hotel and a care facility as well as additional community facilities.

**Alder King successfully disposed of the site in 2016.**



## YATTON | SOMERSET

Alder King was instructed by the landowners to locate a promoter and negotiate on their behalf. Consent was successfully gained at local level for 170 units including 30% affordable over 5.7 hectares.

**The land sale achieved in excess of the initial value expectations.**



## STALBRIDGE | DORSET

Acting for the landowners, Alder King marketed the site and recommended a promoter. Outline consent was granted for 120 units on 6.59 hectares in this North Dorset village.

**After being openly marketed, the site was subsequently sold to a PLC housebuilder.**



## WICKWAR | GLOUCESTERSHIRE

Instructed by the landowners upon recommendation from their solicitor, Alder King marketed the site and selected a promoter to work with.

**Outline planning permission was granted locally for 80 units and disposed of competitively in the open market.**



## WELLINGTON | SOMERSET

Acting on behalf of the landowners, Alder King selected a promotion partner who gained a consent at appeal for 230 units and a 60 bed C2 care unit.



## BRISTOL

Alder King marketed this 14 hectare site, located within the Green Belt to the west of Bristol, on behalf of a major client.

**The site was successfully sold unconditionally.**

**The Alder King Strategic Land team is a specialist function of our Residential Development team and operates across the South West and South Wales.**

The team has been responsible for some of the largest transactions in the region including greenfield and brownfield land available for immediate development, conversion opportunities and the sale or purchase of consented land.

We are experienced in handling everything from major tranches of strategic land through to smaller sites within or on the periphery of our towns and cities.

For more information, contact one of our strategic land specialists shown below:

### STEVE MORRIS

0117 317 1085  
smorris@alderking.com



### CHRIS HAWORTH

0117 317 1042  
chaworth@alderking.com



### SIMON SMITH

0117 317 1069  
ssmith@alderking.com



[www.alderking.com](http://www.alderking.com)

Alder King LLP is a top 25 UK property consultancy offering expert advice on all aspects of commercial property and land.

Registered Office: Pembroke House,  
15 Pembroke Road, Bristol BS8 3BA

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