

**Angle Property Ltd**

4 Liscombe West, Liscombe Park  
Soulbury, Buckinghamshire LU7 0JL  
Tel: 01296 688914

Email: James@angleproperty.co.uk

Web: www.angleproperty.co.uk

**Contacts**

James Good (Director)  
Tony Williamson (Director)

**Primary Sector: Diversified****Comment**

Angle Property was set up by former Frontier Estates directors James Good and Tony Williamson in February 2011 with backing from Palmer Capital Partners. Angle will acquire and undertake its own development and investment projects, as well as providing development and asset management services to property owners and occupiers on a joint venture basis.

10/16 - Angle Property sold Marsham House, Station Road, Gerrards Cross to Laidlaw Estates for around £10m. The 13,874 sq ft four storey 1970s office building has planning consent for a 50 unit apartment scheme. Angle Property was appointed as the development manager to Laidlaw Estates for the residential development.

05/17 - Angle Property sold a 21-acre residential development site in Walton-on-Thames to Bellway Homes for a price between £15m and £20m.

07/17 - Angle Property received planning consent for a new nine-storey building at 262 York Road on the site of a Shell petrol filling station – the last undeveloped site at Battersea Reach, a mixed-use development fronting the River Thames.

**Anglesea Capital**

11 Hill Street, London W1J 5LF

Tel: 020 7629 5324 Fax: 020 7491 1306

Email: rhys.lewis@angleseacapital.com

Web: www.angleseacapital.com

**Contacts**

Rhys Lewis (Managing Director)  
Nick Sowerbutts (Asset Manager)  
Terry Lines (Associate)

**Primary Sector: Industrial****Comment**

Anglesea Capital Ltd was formed by former Rockpoint director Rys Lewis.

11/14 - Anglesea Capital and Goodman formed a strategic partnership which will initially deliver 930,000 sq ft of prime logistics space.

Building will get under way early in 2015 at three Goodman-owned sites – Derby Commercial Park, in the East Midlands, Andover Business Park, in Hampshire and Kingsnorth Commercial Park, in Kent - where the units will be 323,895 sq ft, 336,800 sq ft and 266,570 sq ft respectively.

Anglesea has entered into a joint venture with Lone Star Real Estate Fund III which will provide funding for the partnership.

02/16 - Goodman and Anglesea Logistics Partnerships pre-let Angle 325, a 323,895 sq ft high specification warehouse located at Derby Commercial Park, to No Ordinary Designer Label Limited, the group that owns the global lifestyle brand Ted Baker.

**Anglo Scottish Properties Plc**

29 Dorset Street, London W1U 8AT

Tel: 020 7284 1144 Fax: 020 7267 2477

Email: richardm@anglo-scottish.com

**Contacts**

Richard Mintz (Managing Director)

**Financial**

Year Ending	Mar 2016	Mar 2015	Mar 2014
Turnover	£2.22m	£2.19m	£2.22m
Pre-Tax Profit	£15.8m	£9.73m	£11.5m
Net Assets	£72.1m	£64.83m	£37.2m
Total Assets	£85.9m	£70.39m	£42.6m

**Ankers & Rawlings Developments Ltd**

22 Ringwood Road, Longham, Dorset BH22 9AN

Tel: 01202 574671 Fax: 01202 576869

Email: info@arproperty.co.uk

Web: www.arproperty.co.uk

**Contacts**

Scott Rawlings (Director)  
Tim Ankers (Director)  
Ben Rawlings (Director)  
Jon Ankers (Director)

**Financial**

Year Ending	Jul 2016	Jul 2015	Jul 2014
Turnover	£13.6m	£12.5m	£13.8m
Pre-Tax Profit	£9.42m	£4.33m	£7.02m
Net Assets	£61.2m	£25.94m	£22.3m
Total Assets	£98m	£53.95m	£53.4m

**Primary Sector: Residential****Comment**

The principal activity of the group is that of developers of industrial properties and investors in and managers of land and property. Ankers & Rawlings continue to expand their existing residential and commercial portfolio and have a requirement for all types of investment opportunity both with long term and short term income.

**Anvic Developments Ltd**

Northbridge House, Elm Street Business Park  
Burnley, Lancashire BB10 1PD

Tel: 0800 043 4500 Fax: 0161 212 1405

Email: info@anvic.co.uk

Web: www.anvic.co.uk

**Contacts**

Paul Dawson (Managing Director)

**Primary Sector: Office**

**Cromwell Asset Management UK Ltd**

Building 3100, Century Way, Thorpe Park  
Leeds, Yorkshire LS15 8ZB  
Tel: 0113 204 4520 Fax: 0113 204 4599  
Email: leeds@cromwellpropertygroup.co.uk  
Web: www.cromwellpropertygroup.co.uk

**Contacts**

Rob Cotterell (Head of Transactions)

**Primary Sector: Industrial****Head Office****Cromwell Asset Management UK Ltd**

64 North Row, London W1K 7DA  
Tel: 020 7659 6666 Fax: 020 7659 6667  
Email: london@cromwellpropertygroup.co.uk  
Web: www.cromwellpropertygroup.co.uk

**Contacts**

David Kirkby (CEO Europe)  
Simon Marriott (Head of UK Real Estate)  
Stephen Cahoon (Head of Asset Management)  
Andrew Richardson (Head of UK Development)

**Primary Sector: Industrial****Comment**

04/15 - Cromwell Property Group, one of Australia's leading property investment and funds management groups with a market capitalisation of A\$2 billion, completed the acquisition of Valad Europe from senior management and Blackstone Real Estate Partners VI ("Blackstone") for a total consideration of €145m.

**Cromwell Holdings Ltd**

Park Place House, 24 Church Street, Epsom, Surrey KT17 4QB  
Tel: 01372 748 835 Fax: 01372 740 459  
Email: property@park-place.co.uk  
Web: www.cromwellholdings.co.uk

**Contacts**

Jamie Hallam (Chairman)  
Darren Bradley (Managing Director)

**Financial**

Year Ending	Mar 2016	Mar 2015	Mar 2014
Turnover	£2.07m	£2.56m	£2.56m
Pre-Tax Profit	£2.46m	£9.52m	£0.29m
Net Assets	£31.7m	£30.3m	£24.3m
Total Assets	£41.9m	£43.1m	£48.7m

**Cross Stone Securities Ltd**

The Old Mill, The Warren, Crowborough, East Sussex TN6 1UB  
Tel: 01892 665 724 Fax: 01892 652 258  
Email: ross@crossstone.co.uk

**Contacts**

Ross Barbour (Managing Director)

**Crosslane Group**

Manchester International Office Centre, Styal Road  
Manchester M22 5WB  
Tel: 0161 499 7871 Fax: 0161 332 6189  
Email: enquiries@crosslanegroup.com  
Web: www.crosslanegroup.com

**Contacts**

James Metcalfe (Joint Managing Partner)  
Michael Sharples (Joint Managing Partner)

**Primary Sector: Student Accommodation****Comment**

08/15 - Crosslane Group sold a 281-bed student accommodation development on Oxford Street, Cardiff, to Knightsbridge Student Housing for £5.5m.

09/15 - Crosslane received planning permission from Sheffield city council for the redevelopment of a site on Scotland Street into a 437-bed student accommodation scheme.

03/16 - Crosslane Student Developments and the Unite UK Student Accommodation Fund (USAF) revealed plans for a 237-bed scheme at Luton Place, Edinburgh.  
Crosslane has also completed a 23-room office-to-residential conversion in Nottingham city centre. The development was funded with a £2m two-year financing deal with LendInvest.

04/17 - Crosslane Student Developments secured planning permission for a 583 bed purpose-built student accommodation development in Coventry. The new 19 storey building will comprise 140 studios and 443 en-suite cluster flats as well as a gym and a cinema.

**Crosstree Real Estate Partners LLP**

1 Curzon Street, London W1J 5HD  
Tel: 020 7016 4176  
Email: enquiries@crosstree.com  
Web: www.crosstree.com

**Contacts**

Sean Arnold (Founding Partner)  
Nick Lyle (Founding Partner)  
Ryan Craig (Principal)  
Matt Mason (Development Director)  
Peter Robinson (Principal)  
Will Dear (Principal)

**Primary Sector: Office****Comment**

09/15 - Crosstree received planning consent for a £600m project on a site known as One Berkeley Street, W1. A mixed-use building will be constructed on the one-acre site, with hotel, retail, leisure and flats.

A new public realm area will also be created in Dover Yard.

11/15 - Helical Bar bought out JV partner Crosstree to take full control of The Bower development on Old Street for £248m.

01/16 - Lloyds Bank is backing AEG and Crosstree's plans to create a new designer village at The O2 Arena in London with a £185m financing package. Crosstree and AEG plan to develop a new 204,000 sq ft designer outlet targeting premium and high street retailers. They are looking to appoint a contractor within the next three months and are aiming to complete the project in late 2017.

## UK Commercial Developers - Top 200 League Table - 07/2017

Ranking by square footage		SECTOR							
Rank	Developer	Industrial	Leisure	Mixed Use	Office	Retail	Retail Ware'	Shop' Centre	Grand Total
101	Bridgehouse Capital Ltd	345,000			840,000				1,185,000
102	Delancey Asset Management Ltd				800,000			350,000	1,150,000
103	Mountpark Logistics	1,149,054							1,149,054
104	Network Space	703,250		215,000	220,000				1,138,250
105	Hines UK Ltd				1,128,895				1,128,895
106	Town End Farm Partnership	1,100,000							1,100,000
107	Lingfield Securities Plc	944,209		150,000					1,094,209
108	Crest Nicholson Regeneration Ltd			118,000	975,469				1,093,469
109	Realis Estates Ltd							1,075,000	1,075,000
110	Royal Mail Group			740,000	300,000				1,040,000
111	Crown Estate, The		180,000		35,000	65,000	741,000		1,021,000
112	City Offices Real Estate (CORE)			450,000	565,000				1,015,000
113	Brockton Capital LLP			270,000	694,530	42,000			1,006,530
114	Bellway Homes Ltd			1,000,000					1,000,000
115	Maryland Securities Ltd			1,000,000					1,000,000
116	Grainger Plc			1,000,000					1,000,000
117	City & Provincial Properties Plc			1,000,000					1,000,000
118	Langtree	1,000,000							1,000,000
119	Aldersgate Investments Ltd							1,000,000	1,000,000
120	Infinity SDC			1,000,000					1,000,000
121	Royal Mail Estates Ltd			1,000,000					1,000,000
122	Brewer Cains			1,000,000					1,000,000
123	Castlebrooke Investments			800,000	178,000				978,000
124	Helical Plc			450,000	347,500		176,000		973,500
125	St Francis Group Ltd	900,000		65,000					965,000
126	Aviva Investors		36,500		883,000	35,600			955,100
127	Jaynic Properties Ltd	950,000							950,000
128	Alliance Boots			900,000					900,000
129	Sherriff Gate Ltd			900,000					900,000
130	Titanic Quarter Limited				900,000				900,000
131	Mitsubishi Estate London Ltd				890,000				890,000
132	Telford & Wrekin Council	875,000							875,000
133	Genr8 Developments		78,200		590,000			200,000	868,200
134	Capital & Centric Plc			810,000	44,000				854,000
135	Cromwell Asset Management UK Ltd			400,000		452,000			852,000
136	Duddingston House Properties Ltd			375,000	462,228				837,228
137	Landid Property Ltd	500,000		195,000	130,000				825,000
138	Goldman Sachs				825,000				825,000
139	Rightacres Property Co Ltd			250,000	574,000				824,000
140	Queensberry Real Estate				140,000			680,000	820,000
141	United Living			816,000					816,000
142	Albion Land (UK) Ltd			800,000					800,000
143	Asda Plc	497,497		290,000					787,497
144	Tritax Big Box REIT Plc	786,650							786,650
145	Hutchison Property Group Ltd			785,000					785,000
146	Castleforge Partners			520,000	260,696				780,696
147	Wilton Developments Ltd	760,000				18,750			778,750
148	Ashfield Land Ltd		600,000		160,000				760,000
149	Curzon De Vere Ltd	750,000							750,000
150	Mount Anvil Group Ltd			750,000					750,000

## UK Commercial Developers Pipeline 07/2017

SECTOR	TOWN	ADDRESS	SIZE sq ft	STATUS	DATE
<b>Boot, Henry Developments Ltd</b>			<b>2,530,785 sq ft</b>		
Industrial	<i>SHEFFIELD</i>				
		Markham Vale site	479,285 sq ft	Construction Start	2017
Leisure	<i>MANCHESTER</i>				
		2-4 Atkinson Street (Silk Works)	50,000 sq ft	Planning Application	6 2017
Mixed Use	<i>ABERDEEN</i>				
		Aberdeen Exhibition and Conference Centre, Rowett No	750,000 sq ft	Construction Start	6 2016
	<i>DAVENTRY</i>				
		Mulberry Place	165,000 sq ft	Construction Start	9 2014
	<i>NOTTINGHAM</i>				
		Thane Road (Imperial Tobacco site)		Site Acquired	6 2017
	<i>SHEFFIELD</i>				
		Oxclose Park	75,000 sq ft	Construction Start	2010
	<i>SKIPTON</i>				
		Wyvern Park	320,000 sq ft	Planning Refused	2014
	<i>YORK</i>				
		The Chocolate Works, Bishopthorpe Road		Planning Consent	2014
Office	<i>EPSOM</i>				
		Woodcote Grove	100,000 sq ft	Scheme Completion	10 2018
	<i>NOTTINGHAM</i>				
		Central Library, Angel Row	130,000 sq ft	Planning Consent	4 2017
Retail	<i>MANCHESTER</i>				
		13-21 St Ann St & 24/28 St Ann's Sq (Equitable Buildin	28,500 sq ft	Site Acquired	6 2017
Retail Warehouse	<i>TAMWORTH</i>				
		Town centre (Gungate Precinct)	200,000 sq ft	Construction Start	12 2016
<b>Boulton Brooks Real Estate</b>			<b>489,988 sq ft</b>		
Office	<i>BRISTOL</i>				
		39-40 Berkeley Square	32,500 sq ft	Site Acquired	4 2016
	<i>LONDON N1</i>				
		Orsman Road	40,000 sq ft	Site Acquired	4 2015
	<i>LONDON SE1</i>				
		Lamb Walk	9,250 sq ft	Site Acquired	3 2015
	<i>MANCHESTER</i>				
		30 Brown Street	48,000 sq ft	Scheme Completion	7 2018
	<i>MANCHESTER</i>				
		75 Mosley Street	64,000 sq ft	Scheme Completion	8 2017
	<i>MANCHESTER</i>				
		St James's Court, 24-30 Brown Street	38,000 sq ft	Site Acquired	4 2015
	<i>READING</i>				
		35 Greyfriars	20,000 sq ft	Site Acquired	3 2017
	<i>READING</i>				
		Kings House, 33 Kings Road	92,238 sq ft	Construction Start	3 2015
	<i>READING</i>				
		The White Building, Kings Road	93,000 sq ft	Scheme Completion	1 2017
	<i>READING</i>				
		Venture House	23,000 sq ft	Site Acquired	7 2015

## UK Commercial Development Schedule - Last 6 Months

ADDRESS	SECTOR	SIZE sq ft	STATUS	DATE	DEVELOPER (s)	NOTES	ARCHITECT
<b>BELFAST</b> 15-16 Donegall Square South (Scottish Mutual)	Leisure		Site Acquired	4 2017	Signature Living Liverpool	£15m hotel redevelopment planned	
<b>BELFAST</b> 17 Bedford Street, Belfast	Office	200,000	Construction Start	2 2016	McAleer & Rushe Ltd	The scheme is designed to provide 200,000 sq ft of office space over 17 floors. PC:02/2016. START:2016. END:Q2.2018.	
<b>BELFAST</b> 21-29 Corporation Street / 18-24 Tomb Street	Leisure	113,000	Construction Start	2017	McAleer & Rushe Ltd	The scheme is designed to provide a 12 floor hotel with 250 units. START:2017. END:2018.	Todd Architects
<b>BELFAST</b> 26-28 Ann Street	Retail	5,000	Construction Start	3 2017	Alterity Investments Ltd	5,000 sq ft, 3-storey building. PC:02/2017	Milligan Reside Larkin Architects
<b>BELFAST</b> 28 - 30 Great Patrick Street	Mixed Use		Construction Start	12 2016	Olympian Homes Ltd	An 11-storey student accommodation building comprising 475 bedroom over a ground floor retail unit. Construction commenced in December 2016 and is due to complete by September 2018.	Like Architects
<b>BELFAST</b> 34-36 Chichester Street	Mixed Use	100,000	Planning Application	2 2017	Orby Investment	8-storey office and retail block, which includes demolishing an existing property at 34-36 Chichester Street. Once completed it will provide about 100,000 sq ft of space.	
<b>BELFAST</b> 35 - 47 Donegall Place	Office	120,000	Construction Start	1 2017	Bywater Properties	The scheme is designed to provide 120,000 sq ft of refurbished office space over 6 floors. PC:Q3.2016. START:2017. END:2019.	GM Design Associates
<b>BELFAST</b> 5 Donegall Square South	Office	100,000	Planning Application	1 2017	Killultagh Properties Ltd	PA:01/2017 Proposing to demolish the existing building and develop a 10-storey office building with two basement parking levels and retail use at ground floor.	Todd Architects
<b>BELFAST</b> 8 - 10 Castle Lane	Retail		Planning Consent	9 2016	Alterity Investments Ltd	PA:05/2016 proposing to amalgamate 2 units into 1 unit and extend the shopfronts. The application was approved in September 2016.	
<b>BELFAST</b> 81-87 Academy Street & 2-6 Exchange Street	Office		Site Acquired	1 2017	Lacuna Developments	Lacuna Developments and Watkin Jones have acquired a former office block in Belfast city centre as part of a wider £85m regeneration scheme.	
<b>BELFAST</b> 83-91 Adelaide Street	Office	30,000	Planning Consent	5 2017	Straidorn Properties Ltd		GMR Architects

## ***The UK Commercial Developers Directory - 2017 Mid-Year Edition – Order Form***

---

Please indicate below what you would like to order:

**Directory** including *free* Excel and PDF versions on CD-ROM - £380 (VAT zero-rated)

**Directory** including *free* Excel and PDF versions on CD-ROM  
PLUS the monthly **Commercial Developers Bulletin** - £480 (VAT zero-rated)

*Please note that payment must be received before dispatch can be made.*

I enclose a cheque for £\_\_\_\_\_ made payable to **Property Data Ltd**

I authorise you to debit my VISA/MASTERCARD/MAESTRO/SOLO for the amount of £\_\_\_\_\_

Security Number (last 3 digits on reverse of your card)

Expiry Date \_\_\_\_\_ / \_\_\_\_\_ Issue Number (if using maestro/solo) \_\_\_\_\_

Signature \_\_\_\_\_

### **Your Details**

---

Name: \_\_\_\_\_

Job title: \_\_\_\_\_

Company name: \_\_\_\_\_

Company address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Daytime telephone number: \_\_\_\_\_

E-mail: \_\_\_\_\_

---

**To process your subscription please:**

**Fax this completed form to: 01785 859301**

**or call: 01785 859300**

**or post this completed form to:**

**Property Data Ltd  
Sugall Business Centre  
Eccleshall, Staffordshire ST21 6NF**