

Ameriscot Commercial

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Contacts

Robert McKay Kay IV (Director)

Primary Sector: Office**Comment**

Ameriscot is a Bournemouth based developer with a strong track record in successful office refurbishments.

01/17 - Ameriscot paid around £4m for 2 Grosvenor Square, Southampton. The building, constructed in the 1980s totals 29,489 sq ft, and will be subject to a high specification refurbishment.

11/17 - Ameriscot Commercial paid an undisclosed figure for Warner House, Salisbury. The 41,267 sq ft open plan building will be refurbished to provide Grade A offices.

Amplio Developments Ltd

11 Bentinck Street, London W1U 2EP
 Tel: 020 7043 1602
 Email: info@amplio.co.uk
 Web: www.amplio.co.uk

Contacts

James Stacpoole (Director)

Comment

12/16 - Amplio Developments secured planning consent for 39 flats and 11,500 sq ft of retail space at 16 The Vale, W3.

Amsprop Ltd

Amshold House, Goldings Hill, Loughton, Essex IG10 2RW
 Tel: 020 3225 5555 Fax: 020 3225 5678
 Email: info@amsprop.com
 Web: www.amsprop.com

Contacts

Daniel Sugar (Director)
 Andrew Cohen (Director)
 Roger Adams (Financial Director)
 James Hughes (Director)

Financial

Results For: Amshold Group Ltd

Year Ending	Jun 2016	Jun 2015	Jun 2014
Turnover	£19.1m	£17m	£18.1m
Pre-Tax Profit	£80.3m	£134m	£106m
Net Assets	£519m	£627m	£528m
Total Assets	£591m	£707m	£600m

Primary Sector: Office**Comment**

Amsprop is Lord Sugar's privately owned Real Estate vehicle. Since 1985 Amsprop has built a property portfolio essentially focused upon ultra-prime Central London and core City of London freehold properties.

Amstone Developments Ltd

Hollins House, 331 Hale Road, Altrincham, Cheshire WA15 8TS
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Contacts

Adnan Siddiqi (Managing Director)

Andras House Ltd

60 Great Victoria Street, Belfast BT2 7BB
 Tel: 028 9087 8787 Fax: 028 9087 8797
 Email: reception@andrashouse.co.uk
 Web: www.andrashouse.co.uk

Contacts

Rajesh Rana (Director)

Financial

Year Ending	Apr 2016	Apr 2015	Apr 2014
Turnover	£16.8m	£16.1m	£16.2m
Pre-Tax Profit	£2.48m	£2.91m	£2.6m
Net Assets	£54.5m	£50.4m	£47.6m
Total Assets	£78.2m	£78.9m	£79.3m

Primary Sector: Hotels**Comment**

Andras House is a property development and hospitality company based in Belfast, Northern Ireland. Established in 1981, the company has grown into a multi-million pound organisation with an extensive portfolio of office, hotel and leisure developments.

08/16 - Andras House won consent to extend the Holiday Inn Express on University Street, Belfast by 60 beds.

Angelo, Gordon Europe Ltd

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Contacts

Anuj Mittal (Real Estate)

Comment

10/16 - Angelo, Gordon formed a JV with Halkin to pursue mixed-use development projects. The first scheme is a £200m, 300,000 sq ft project on an island site in Graphite Square, Vauxhall.

02/17 - Beltane Asset Management and Angelo Gordon received the green light to proceed with extending the floor space of their office development at 55 Gresham Street in London. The plans include adding two new storeys and extending the existing structural frame, with the City office development now set to provide 121,000 sq ft of grade A office accommodation which is scheduled for completion in Q2 2018.

Barberry Developments Ltd

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Web: www.barberry.co.uk

Contacts

Jon Bellfield (Managing Director)
Paul Watson (Director)
Mike Winters (Projects Director)
Martyn Cartwright (Director)
Henry Bellfield (Director)
Gil Hayward (Chairman)
Alex Watson (Director)
Jonathan Robinson (Development Director)

Primary Sector: Mixed Use

Comment

Barberry is a property development and investment company focused primarily on Birmingham and the Black Country. It is, however, also active in the South West, the North, South Wales and Scotland.

01/16 - Barberry Developments and Coventry City Council have plans for a 1,116-bedroom student accommodation scheme to open before September 2018.

03/17 - Barberry is preparing a planning application for a speculative scheme 46,000 sq ft warehouse on a brownfield site on Walsall Road, Birmingham

10/17 - Barberry and Richardsons acquired a 40-acre site at Central Park, Western Approach, Bristol. The scheme will comprise circa 10 buildings ranging in size from 30,000 sq ft to 105,000 sq ft suitable for business uses including light industrial, general industrial and storage and distribution. Phase one construction set to commence in Q1 2018.

11/17 - Barberry is planning to invest heavily in 2018 in delivering industrial and warehouse developments in areas where there is urgent demand in the mid-box range. Barberry has already this year announced developments totaling more than 780,000 sq ft in Birmingham, Wolverhampton and Bristol, providing units from 30,000 sq ft to 105,000 sq ft.

Barlows Ltd

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Contacts

Richard Fildes (Managing Director / Chairman)
Harry Fildes (Property Director)
Peter Green (Financial Controller)

Financial

Results For: Barlows Holdings Ltd

Year Ending	Oct 2016	Jun 2015	Jun 2014
Turnover	n/a	£0.19m	£0.94m
Pre-Tax Profit	n/a	£-0.8m	£-0.8m
Net Assets	£36.68m	£37.4m	£38.2m
Total Assets	£47.95m	£50.9m	£55.3m

Comment

The ultimate parent company is Squire Bowker & Son Ltd

Barnfield Construction Ltd

8 Kenyon Road, Lomeshaye Industrial Estate
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Contacts

Timothy Webber (Chairman / Managing Director)
Sheila Webber (Director)
Tracy Clavell-Bate (Head of Development & Acquisitions)
Andrew Couper (Finance Director)
Steve Riley (Contracts Director)
Charlotte Pickup (Marketing & PR)
Tony Quinn (Chief Buyer)

Financial

Year Ending	Dec 2016	Dec 2015	Dec 2014
Turnover	£60.7m	£68.42m	£50m
Pre-Tax Profit	£5.12m	£3.65m	£3.76m
Net Assets	£5.74m	£7.11m	£6.95m
Total Assets	£30.2m	£30.5m	£28.8m

Comment

Barnfield Construction : Founded in 1976, Tim Webbers Barnfield has developed over 40 million sq.ft of industrial space and over 150 office developments nationwide. It has also developed 1600 houses across the UK. Barnfield turnover is made up of 60% from development and 40% construction, and has an investment portfolio valued at £30m.

Barwood Capital Ltd

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Contacts

Jo Greenslade (Managing Director)
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Steve Chambers (Director)
Richard Bowen (Director)
Danielle Sheppard (Investment Director)
William Chambers (Investment Director)

Basepoint Plc

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Contacts

Brian Andrews (Managing Director)

Primary Sector: Business Park

UK Commercial Developers - Top 250 League Table - 01/2018

Ranking by square footage		SECTOR							Shop' Centre	Grand Total
Rank	Developer	Industrial	Leisure	Mixed Use	Office	Retail	Retail Ware'			
101	Great Portland Estates Plc			673,800	587,100				1,260,900	
102	NewRiver REIT Plc		18,000	793,240		49,252	132,000	264,900	1,257,392	
103	Glentool Estate Group	1,250,000							1,250,000	
104	Quadrant Estates Ltd				1,237,860				1,237,860	
105	Legal & General Property Ltd	180,000	384,725	8,640	509,000			150,000	1,232,365	
106	The University of Reading				1,200,000				1,200,000	
107	iSec	615,000	580,000						1,195,000	
108	Bridgehouse Capital Ltd	345,000			840,000				1,185,000	
109	Delancey Asset Management Ltd				800,000			350,000	1,150,000	
110	Mountpark Logistics	1,144,430							1,144,430	
111	Frogmore Property Company Ltd			1,132,874					1,132,874	
112	KeyLand Developments Ltd	1,130,000							1,130,000	
113	Hines UK Ltd				1,101,700				1,101,700	
114	Town End Farm Partnership	1,100,000							1,100,000	
115	Rightacres Property Co Ltd			250,000	844,976				1,094,976	
116	Lingfield Securities Plc	944,209		150,000					1,094,209	
117	Aviva Investors		36,500		1,006,000	35,600			1,078,100	
118	Realis Estates Ltd							1,075,000	1,075,000	
119	X1 Developments			1,044,000					1,044,000	
120	Langtree	1,000,000			42,000				1,042,000	
121	Royal Mail Group			740,000	300,000				1,040,000	
122	Aldi Stores Ltd	947,000				72,597			1,019,597	
123	Bellway Homes Ltd			1,000,000					1,000,000	
124	Infinity SDC			1,000,000					1,000,000	
125	Grainger Plc			1,000,000					1,000,000	
126	Brewer Cains			1,000,000					1,000,000	
127	City & Provincial Properties Ltd			1,000,000					1,000,000	
128	Maryland Securities Ltd			1,000,000					1,000,000	
129	Helical Plc			450,000	331,300	41,000	176,000		998,300	
130	Trilogy Property Advisors Ltd			992,017					992,017	
131	Castlebrooke Investments			800,000	178,000				978,000	
132	Canmoor Asset Management Ltd	773,684			201,052				974,736	
133	St Francis Group Ltd	900,000		65,000					965,000	
134	Brockton Capital LLP			190,000	694,530	42,000			926,530	
135	Clearbell Capital LLP	570,000		226,000		130,100			926,100	
136	Network Space	703,250		215,000					918,250	
137	Alliance Boots			900,000					900,000	
138	Associated British Ports Holdings	900,000							900,000	
139	Wykeland Group Ltd			152,000	684,000		64,000		900,000	
140	Titanic Quarter Limited				900,000				900,000	
141	Genr8 Developments		78,200		590,000			200,000	868,200	
142	Cromwell Asset Management UK Ltd			400,000		452,000			852,000	
143	Swinford (Sirocco) Ltd			850,000					850,000	
144	Duddingston House Properties Ltd			375,000	462,228				837,228	
145	Goldman Sachs				825,000				825,000	
146	Landid Property Ltd	500,000		195,000	130,000				825,000	
147	Queensberry Real Estate				140,000			680,000	820,000	
148	United Living			816,000					816,000	
149	Capital & Centric Plc			770,000	44,000				814,000	
150	Alaska Development Consultants Ltd			800,000					800,000	

UK Commercial Developers Pipeline 01/2018

SECTOR	TOWN	ADDRESS	SIZE sq ft	STATUS	DATE
Baltic Creative CIC			17,000 sq ft		
Office	LIVERPOOL				
	61-65 Norfolk Street		17,000 sq ft	Site Acquired	11 2017
BAM Properties Ltd			411,914 sq ft		
Mixed Use	GLASGOW				
	Atlantic Square (Building 3)		15,000 sq ft	Planning Consent	2 2017
Office	EDINBURGH				
	62 Morrison Street (Capital Square)		121,914 sq ft	Construction Start	10 2017
	GLASGOW				
	Atlantic Square (Building 1)		180,000 sq ft	Planning Consent	2 2017
	GLASGOW				
	Atlantic Square (Building 2)		95,000 sq ft	Planning Consent	2 2017
Banks Group			323,000 sq ft		
Mixed Use	DURHAM				
	Former Durham Golf Course		323,000 sq ft	Planning Consent	7 2017
Barberry Developments Ltd			781,875 sq ft		
Industrial	BIRMINGHAM				
	Advanced Manufacturing Hub (Plot 7 - Barberry 61)		65,000 sq ft	Construction Start	12 2017
	BIRMINGHAM				
	Walsall Road (Barberry 46)		45,875 sq ft	Construction Start	11 2017
	BRISTOL				
	Central Park, Western Approach		550,000 sq ft	Site Acquired	10 2017
	CANNOCK				
	Undisclosed		61,000 sq ft	Pre-Planning	11 2017
	WOLVERHAMPTON				
	Well Lane		60,000 sq ft	Construction Start	1 2018
Mixed Use	COVENTRY				
	Bishops Gate, Bishop Street			Planning Consent	4 2016
Barker Mill Estates			139,295 sq ft		
Mixed Use	SOUTHAMPTON				
	Adanac Park		139,295 sq ft	Planning Consent	3 2016
Barnett Developments			sq ft		
Mixed Use	BELFAST				
	Gasworks Apartments, 55 - 71 Ormeau Road			Construction Start	3 2017
Barnfield Construction Ltd			728,000 sq ft		
Industrial	BURNLEY				
	Empire Business Park		68,000 sq ft	Construction Start	
	SALFORD				
	Evolution @ Agecroft		200,000 sq ft	Construction Start	2016
Mixed Use	BRIERFIELD				
	Northlight Brierfield Mill		380,000 sq ft	Construction Start	2016

UK Commercial Development Schedule - Last 6 Months

ADDRESS	SECTOR	SIZE sq ft	STATUS	DATE	DEVELOPER (s)	NOTES	ARCHITECT
BELFAST Boucher Retail Park	Retail	6,700	Planning Application	8 2017	Undisclosed	Superdrug looks set to take on a 6,700 sq ft unit at Boucher Retail Park.	
BELFAST Bullitt Hotel, 79-81 Victoria Street	Leisure		Construction Start	6 2017	Cathedral Leisure Ltd	Hotel development comprises 43 bedrooms, a restaurant, 3 bars, an espresso bar, an events space and a courtyard garden. 1st phase START:Q4.2015 END:Q4.2016 2nd phase START: Q2.2017	ADO Belfast
BELFAST Royal Exchange, North East Quarter	Mixed Use	800,000	Planning Application	11 2017	Castlebrooke Investments	12-acre site PC:09/12 department store, retail units, café/ restaurant units, hotel (25 rooms), office accommodation, residential units (205 apartments), arts centre, £400M scheme	Chapman Taylor
BELFAST Sirocco Quays site - Belfast city centre	Mixed Use	850,000	Planning Application	11 2017	Swinford (Sirocco) Ltd / St Francis Group Ltd	£400M scheme OPC:11/17 850,000 sq ft of office space, 750 homes, a hotel, restaurants, cafes, and shops. END:2035 phase 1 £50M office scheme	Henning Larsen
BELVEDERE Axion Building, Picardy Manorway	Industrial	68,072	Construction Start	12 2017	Buccleuch Properties Ltd / Wrenbridge Ltd	SA: 03/17 Forward sale to Orchard Street Investment Mangement for £11.3m. PC: 07/2017	
BELVEDERE Axion Park	Industrial	68,072	Construction Start	9 2017	Buccleuch Properties Ltd / Wrenbridge Ltd	The unit will offer two dock level loading doors; three surface level loading doors; high quality air conditioned office accommodation; 43 car parking spaces; 10m eaves height and 50 N/m2 floor loading.	
BICESTER Skimmingdish Lane (Link 9)	Industrial	520,000	Planning Consent		Albion Land (UK) Ltd	three units, the largest of 262,000 sq ft. British Bakels PL 80,000sq ft	
BIGGLESWADE G-Park	Industrial	105,000	Scheme Completion	8 2018	Gazeley	105,000 sq ft speculative development	
BIGGLESWADE G-Park (Zeus)	Industrial	97,500	Scheme Completion	8 2018	Gazeley	The facility for Zeus, a Dublin-based provider of packaging products, will include sustainability features including rainwater harvesting, high efficiency LED lighting and air-source heat pumps.	
BIGGLESWADE Stratton Business Park (Phase 4)	Industrial	560,000	Planning Consent	10 2017	Gazeley	Phase 4 - Stratton Business Park = 35,400 sq ft of B1 office space and car parking alongside 500,000 sq ft of B8 distribution space, on 30-acre site. Permission to develop the 30-acre plot subject to section 106 agreement. Agreement signed 10/17	
BIGGLESWADE Stratton Business Park (phase 6)	Industrial	1,000,000	Site Acquired	9 2017	DB Symmetry	50-acre site capable of delivering more than 1m sq ft of logistics space. SA:09/2017	
BIRKENHEAD Pyramids Shopping Centre	Leisure	5,450	Planning Application	8 2017	LaSalle Investment Management	LaSalle plan to demolish about 29,000 sq ft, 13 retail units, and replace with a 5,450 sq ft restaurant drive-thru and provide additional car parking.	
BIRMINGHAM Axis Square, (Building one)	Office	212,000	Planning Consent	1 2017	LCR	9-storey office block with 212,000 sq ft of space plus 2,325 sq ft of retail. LCR plans to demolish the existing Axis building to deliver the scheme. PA:12/2016 PC:02/2017 Construction timeline TBC	Fletcher Priest

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