

## **SOME OF COMPASS LAND & DEVELOPMENT'S PAST & RECENT TRANSACTIONS**

**CLOPHILL, BEDS** - SOLD approximately 0.9 acre with planning consent for 5 large detached houses.

**ROTHWELL, NORTHANTS** - ACQUIRED consented site for 91 dwellings at Harrington Road for Morris Homes.

**WILSTEAD, BEDS** - SOLD approximately 0.8 acre with planning consent for 4 detached houses to Bewick Homes.

**GAMLINGAY, CAMBS** - SOLD site comprising barns with planning consent for conversion to 8 residential dwellings.

**BEDFORD** - ACQUIRED a substantial 3 storey building at Goldington Road extending to approximately 8,500 sq ft on a plot of 0.5 acre with planning consented for conversion to 4 large apartments together with 5 new build house to the rear

**WIXAMS, BEDS** – ACQUIRED FOR CLIENTS parcel of land extending to approximately 0.75 acre with planning has been approved for the erection of 13 dwellings.

**BEDFORD** - SOLD land off Ampthill Road extending to approximately 1.3 acres, planning approved for high density residential development.

**BEDFORD** - SOLD unconditionally 0.6 acre site at St Leonard's Street (application later approved for 12 houses)

**WILSTEAD** – ACQUIRED FOR CLIENTS consented site for 6 detached houses.

**BEDFORD** - SOLD large office building at Goldington Road with permitted development consent to convert to 24 apartments.

**BEDFORD** - SOLD at St John's Street, Bedford, vacant 35,000 sq. ft. office building (with potential for residential conversion) together with 0.49 acres of land previously consented for 46 flats.

**BEDFORD** – ACQUIRED FOR CLIENTS, office building extending to approximately 30,000 sq ft now consented for conversion to 48 flats.

**KEMPSTON** - SOLD 1.25 acre site at 'Austin Cannons' consented for 24 houses.

**BEDFORD** - SOLD site at Kingsway close to the town centre, consented for 36 apartments.

**BEDFORD** – ACQUIRED FOR CLIENTS, 2 adjoining office buildings (totaling approx 8,200 sq ft) at Mill Street subject for conversion to flats.

**BEDFORD** - SOLD site at Midland Road consented for 14 flats and 2 retail units.

**COLMWORTH, BEDS** - SOLD property on approx 0.8 acre conditional on obtaining planning consent for redevelopment to provide 3 large detached houses.

**COPE, BEDS** - SOLD site with consent to convert barns to 4 residential units, includes 6.5 acre paddock.

**BEDFORD** - SOLD 1.65 acres of land located close to the southern bypass consented for Employment use.

**MARSTON MORETAIN, BEDS** - SOLD 7 'self build' plots for Barratt Developments.

**BEDFORD** – ACQUIRED FOR CLIENTS upper floors of commercial building consented for conversion to flats, located close to the Embankment & High Street.

**BEDFORD** – INTRODUCTION of ALDI Stores to lease new build retail premises of c.19,500 sq ft together with car parking for 121 vehicles at Ampthill Road, Bedford.

**MOGGERHANGER, BEDS** – ACQUIRED FOR CLIENTS, 1.57 acre site consented for the erection of 18 dwellings.

**BEDFORD** – SOLD income producing investment property comprising 9 studios, 2 x 1 bed & 1 x 2 bed apartments.

**BEDFORD** – SOLD site located close to the train station consented for the erection of 7 flats.

**WILSTEAD, BEDS** – SOLD 0.26 acre development site consented for demolition of existing house and erection of 2 x 4 bedroom detached houses.

**BEDFORD** – SOLD development consented for 2 new build detached dwellings together with conversion of an existing building.

**BEDFORD** – SOLD consented building plot for a 3 bed detached house, located approx 3 miles south of the town centre.

**BEDFORD** – SOLD residential investment comprising 10 fully let flats close to the railway station.

**MILTON KEYNES** – OPTION agreed with major house builder on c.12 acres with potential for residential development.

**BEDFORD** – SOLD site consented for 119 flats.

**WILLINGTON, BEDS** – OPTION agreed with major house builder on c.35 acres.

**BEDFORD** – SOLD freehold GR reversion on 260 flats.

**HOUGHTON CONQUEST, BEDS** – ACQUIRED FOR CLIENTS, site consented for the erection of 7 dwellings.

**BEDFORD** – SOLD 0.3 acre building plot with consent for a 5 bed detached house with double garage.

**MILTON ERNEST** – SOLD residential redevelopment site consented for the erection of 6 new build flats.

**BEDFORD & VILLAGES** – SOLD various plots for Bedford Borough Council with development potential.

**WOOTTON, BEDS** – PROMOTION AGREEMENT completed on c.16 acres.

**FELMERSHAM, BEDS** – SOLD c.5 acres of pasture land with river frontage.

**BEDFORD** – SOLD 1.6 acre Commercial site conditional on planning consent for mixed scheme of B1, B2 & B8 uses.

**WOOTTON, BEDS** – SOLD c.0.68 acre site with detailed consent for refurbishment and extension of existing semi detached cottages and construction of three new detached houses.

**BEDFORD** – SOLD commercial property for Bedford NHS Trust with potential for conversion to residential flats.

**CLIFTON, BEDS** – PROMOTION AGREEMENT completed on c.37 acres with a major promoter.

**KEMPSTON, BEDFORD** – SOLD c.1.25 acre site with outline consent for up to 30 dwellings.

**KEMPSTON, BEDFORD** – SSTC c.4.1 acre site consented in outline for 55 dwellings.

**GREAT BARFORD, BEDS** – SOLD 6.26 acre redevelopment site consented in outline for 81 dwellings

**BEDFORD** – SOLD investment property with 4 flats together with consented site for 6 new build flats

**Note: In addition to the above, Compass have agreed several longer term option & Promotional agreements on behalf of Landowner clients.**

**Compass' developer clients, providers of specialist housing and others include:-**

Abbey Homes  
Barratt Homes  
Bedford Borough Council  
Bedford Citizens HA  
Bedford Hospital NHS Trust  
Bedfordia PLC  
Bedfordshire Pilgrims HA  
Bellcross Homes  
Bellway Homes  
Bewick Homes  
Blakeney Estates  
Bloor Homes  
Bovis Homes  
Churchill Retirement Homes  
David Wilson Homes  
Fairview Homes

Gladman Developments  
Gleeson Homes  
GPS Estates  
Guinness Midsummer HA  
Jephson Housing  
Lagan Homes  
Martin Grant Homes  
Matthew Homes  
McCarthy & Stone  
Morris Homes  
Orbit HA/New Homes  
Persimmon Homes  
Redrow Homes  
Taylor Wimpey  
The Harpur Trust  
WN Developments