

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

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

**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.

**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 on c.16 acres with future development potential.

**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.

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

**KEMPSTON, BEDFORD** – SOLD 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.

**RUSHDEN** – SOLD site consented for the erection of 11 flats.

**BEDFORD** – SOLD commercial building with consent for conversion to private, 14 flats and a retail unit.

**BEDFORD** - ACQUIRED FOR CLIENTS – Let freehold retail investment property extending to c.47,271 sq ft over four floors.

**SOUTH OF BEDFORD** – SOLD farm extending to c.184 acres, now having Bedford Council support for future Local Plan allocation for 1,000 new dwellings.

**CLIFTON, BEDS** – SOLD c.13 acre site with outline planning approval for up to 80 dwellings.

**BEDFORD** – SOLD off plan, new build development comprising 14 spacious apartments.

**BEDFORD** – ACQUIRED FOR CLIENTS – Development site consented for the erection of 72 new build apartments.

**GREAT BARFORD, BEDS** - ACQUIRED FOR CLIENTS – Site consented for 5 detached houses.

**CLOPHILL, BEDS** – SOLD STPP – c.3.4 acre site with planning to be submitted for 39 dwellings.

**CLAPHAM, BEDS** – SOLD – Former brick built stables, consented for conversion to 5 residential dwellings.

**COTTON END, BEDS** – OPTION AGREEMENT on c.3.3 acres with future development potential.

**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

Gallagher Developments  
Gladman Developments  
Gleeson Homes  
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

