

Head Office

**Granite Property Partners LLP**

Guildhall Buildings, Navigation Street, Birmingham B2 4BT  
 Tel: 0121 616 5900 Fax: 0121 616 5901  
 Email: enquiries@granite-group.com  
 Web: www.granite-group.com

**Contacts**

Charles Owen (Chairman)

**Grantside Developments Ltd**

4 Station Business Park, Holgate Park Road, York YO26 4GB  
 Tel: 01904 788466 Fax: 01904 787775  
 Email: info@grantside.com  
 Web: www.grantside.com

**Contacts**

Steve Davis (Managing Director)  
 Peter Callaghan (Development Director)

**Financial**

Results For: Grantside Ltd

Year Ending	Mar 2011	Mar 2010	Mar 2009
Turnover	£15.2m	£13.5m	£14.2m
Pre-Tax Profit	£1.8m	£1.48m	£1.28m
Net Assets	£5.15m	£3.86m	£3.3m
Total Assets	£11m	£9.91m	£6.28m

**Primary Sector: Business Park****Comment**

Grantside Developments specialises in Enterprise Zone developments. Its projects include the Quorum business park in Tyne Riverside. It has already constructed over 1.5 million square feet of prestigious accommodation with a value in excess of £350 million with lettings in both the public and private sector.

03/12 - Grantside placed the 24.9 acre mixed use Chocolate Works site, York on the market. The outline approval for the scheme includes up to 270 residential units, 110 over 55s apartments, a convenience store, nursery, doctor's surgery, care home, two hotels, restaurants, retail and more than 250,000 sq ft of new build offices.

**Grasscroft Property Company Ltd**

3 Salmon Fields Business Village, Salmon Fields, Royton Oldham, Lancashire OL2 6HT  
 Tel: 0161 622 0666 Fax: 0161 627 3832  
 Email: land@grasscroftproperty.com  
 Web: www.grasscroftproperty.com

**Contacts**

Michael Coulter (Director)

**Comment**

03/12 - Grasscroft Property and Seddon Group are planning a 1m sq ft business park in the Foxdenton area of Oldham. Although still at an early stage the plans, which is understood to incorporate the Ferney Fields farm site off Foxdenton Lane, are understood to include around 1m sq ft of new commercial space and up to 400 new homes.

**Great Marlborough Estates**

4th Floor, 11 Bruton Street, London W1J 6PY  
 Tel: 020 7518 7818 Fax: 020 7518 7819  
 Email: info@greatmarlb.com  
 Web: www.greatmarlb.com

**Contacts**

Dean Clifford (Director)  
 Grant Lipton (Director)

**Comment**

Great Marlborough Estates is a niche residential property development company focused on delivering high quality schemes throughout central London.

02/12 - Great Marlborough Estates purchased 1-6 Clay Street, W1 for £8m.

**Great Portland Estates Plc**

33 Cavendish Square, London W1G OPW  
 Tel: 020 7647 3000 Fax: 020 7016 5500  
 Email: ben.chambers@gpe.co.uk  
 Web: www.gpe.co.uk

**Contacts**

Toby Courtauld (Chief Executive)  
 Ben Chambers (Investment Director)  
 Hugh Morgan (Head of Investment Management)  
 Neil Thompson (Development Director)

**Financial**

Year Ending	Mar 2012	Mar 2011	Mar 2010
Turnover	£58m	£73.6m	£54.7m
Pre-Tax Profit	£155m	£261m	£157m
Net Assets	£1238m	£1113m	£877m
Total Assets	£1964m	£1525m	£1188m

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

Great Portland Estates Plc is a central London investment and development company. The valuation of the Group's properties as at 31 March 2011 GPE's portfolio, including its share of joint ventures, was valued at £1,654m.

GPE completed £213m of property acquisitions in the year 31 March 2011, and its total annual income stands at £20.7m covering 477,000 sq ft. It has six schemes totalling 405,800 sq ft on site and a further 1.8m sq ft of projects in its near-term programme. GPE said that it is shifting its focus to the delivery of its proposed developments because the returns it has achieved from new acquisitions made over the past 18 months will become more challenging to generate. (05/11)

02/12 - GPE acquired the 50% interest in five West End properties - worth £75m - from The Great Capital Partnership, a 50/50 joint venture between GPE and Capco. The properties offer mid-term development opportunities.

05/12 - GPE acquired the head leasehold interests in French Railways House and 50 Jermyn Street, SW1, for £39m from Henderson Global Investor's Central London Office Fund 1. The properties adjoin the 130,000 sq ft Piccadilly estate owned by Great Portland and Capital & Counties. The properties offer a medium term redevelopment opportunity.

## UK Commercial Developers - Top 250 League Table - 09/2012

Ranking by square footage		SECTOR							
Developer	Industrial	Leisure	Mixed Use	Office	Retail	Retail Ware'	Shop' Centre	Grand Total	
151	Blackfriars Investment (Management) Ltd		290,500		300,000			590,500	
152	J Sainsbury Plc			457,089		131,000		588,089	
153	Exton Estates Ltd			327,000	253,600			580,600	
154	Fordgate Ltd				430,650	148,000		578,650	
155	Harcourt Developments (UK) Ltd				578,392			578,392	
156	Crown Estate			292,000	234,255	45,000		571,255	
157	Oakgate Group Plc					540,000	31,000	571,000	
158	Merchant Place Developments Ltd	420,000	150,000					570,000	
159	Aldgate Developments				567,000			567,000	
160	Anglesea Capital	550,000						550,000	
161	Urban Splash Group Ltd		75,000	474,000				549,000	
162	S Harrison Developments Ltd			395,000	146,000			541,000	
163	Trebor Developments LLP				540,000			540,000	
164	Frontier Estates Ltd	524,617						524,617	
165	Gallan Group		196,000	245,000			70,000	511,000	
166	Blueprint (General Partner) Ltd				500,000			500,000	
167	Adapt Properties			500,000				500,000	
168	Londonewcastle			500,000				500,000	
169	Chatham Billingham Investments Ltd			500,000				500,000	
170	St Francis Group Ltd	500,000						500,000	
171	BAM Properties Ltd				462,553	23,000		485,553	
172	Manor Property Group			480,000				480,000	
173	Liberty Properties Plc	440,000				37,500		477,500	
174	CWC Group	477,263						477,263	
175	Grosvenor Ltd				336,000	138,000		474,000	
176	Centros UK Ltd						473,600	473,600	
177	Matterhorn Capital Ltd				470,000			470,000	
178	AXA Real Estate Investment Managers (UK) Ltd				446,000	20,000		466,000	
179	Ediston Properties				301,000	128,875	30,000	459,875	
180	Co-operative Estates				455,000			455,000	
181	Harbert Management Corporation (E	450,000						450,000	
182	Panther Securities Plc			450,000				450,000	
183	A & J Mucklow Group Plc	360,000		89,000				449,000	
184	Premier Property Group Ltd				447,000			447,000	
185	MAS Plc		200,000		185,000	60,000		445,000	
186	Workspace Group Plc				443,000			443,000	
187	Centros Ltd			320,000			120,000	440,000	
188	Weaver Valley Partnership						438,000	438,000	
189	Stoford Developments Ltd	435,780						435,780	
190	Silverlink Property Developments Plc				430,000			430,000	
191	Leales Yard Ltd			430,000				430,000	
192	Plough Yard Developments Ltd				424,000			424,000	
193	Bruntwood Estates Ltd		192,000		227,640			419,640	
194	Redevco UK Ltd				396,000	23,500		419,500	
195	Inox Group			415,000				415,000	
196	Skelton Group Ltd				225,000	190,000		415,000	
197	InfraRed Capital Partners						413,000	413,000	
198	Landid Property Ltd				400,000			400,000	
199	Norseman Holdings Ltd				400,000			400,000	
200	Barberry Developments Ltd			400,000				400,000	

## UK Commercial Developers Pipeline 09/2012

SECTOR	TOWN	ADDRESS	SIZE sq ft	STATUS	DATE
<b>Capital &amp; Centric Plc</b>			<b>200,600 sq ft</b>		
Office	<b>ROCHDALE</b>				
		Estuary Commerce Park	82,000 sq ft	Site Acquired	5 2011
Retail	<b>WREXHAM</b>				
		Vauxhall Industrial Estate, Ruabon	45,000 sq ft	Planning Application	3 2012
<b>Capital &amp; Counties Properties Plc</b>			<b>4,750,000 sq ft</b>		
Office	<b>LONDON SW5</b>				
		Earls Court	4,000,000 sq ft	Planning Consent	9 2012
Retail	<b>LONDON SW5</b>				
		Earls Court	750,000 sq ft	Planning Consent	9 2012
<b>Capital &amp; Regional Plc</b>			<b>370,000 sq ft</b>		
Leisure	<b>HEMEL HEMPSTEAD</b>				
		Leisure World, Jarman Fields	170,000 sq ft	Planning Consent	3 2012
Shopping Centre	<b>CAMBERLEY</b>				
		Mall Camberley	200,000 sq ft	Pre-Planning	6 2012
<b>Capital Shopping Centres Group Plc</b>			<b>2,842,000 sq ft</b>		
Leisure	<b>STOKE-ON-TRENT</b>				
		Potteries Shopping Centre	58,000 sq ft	Planning Consent	7 2012
	<b>THURROCK</b>				
		Lakeside		Pre-Planning	3 2012
Mixed Use	<b>WATFORD</b>				
		Charter Place Shopping Centre	400,000 sq ft	Selected Developer	6 2012
Shopping Centre	<b>GLASGOW</b>				
		King George V Docks (West) site (Braehead)	440,000 sq ft	Site Acquired	1 2012
	<b>NEWCASTLE-UPON-TYNE</b>				
		Eldon Square (Northumberland Street)		Planning Consent	8 2012
	<b>NOTTINGHAM</b>				
		Broadmarsh Shopping Centre	1,100,000 sq ft	Planning Consent	5 2011
	<b>NOTTINGHAM</b>				
		Victoria Centre	519,000 sq ft	Scheme Suspended	9 2012
	<b>THURROCK</b>				
		Lakeside	325,000 sq ft	Planning Application	1 2012
<b>Cardinal Lysander Ltd</b>			<b>207,000 sq ft</b>		
Office	<b>LONDON EC1</b>				
		Cowcross Street / Farringdon Road	207,000 sq ft	Planning Application	6 2012
<b>Carillion Developments</b>			<b>sq ft</b>		
Office	<b>EASTBOURNE</b>				
		Sovereign Harbour			
<b>Carisbrooke Investment</b>			<b>2,190,000 sq ft</b>		
Industrial					

## UK Commercial Development Schedule

ADDRESS	SECTOR	SIZE sq ft	STATUS	DATE	DEVELOPER (s)	NOTES	ARCHITECT
LONDON SW1 3-5 Great Scotland Yard	Leisure		Planning Application	7 2012	Sansar Investments Ltd / Crown Estate	234-bed budget boutique hotel	
LONDON SW1 5-6 St James's Square	Office	130,000	Scheme Completion	2013	Exemplar Properties Holdings LLP	115,000 sq ft of offices & 13 resi units along with 15,000 sq ft of refurbished Grade II offices at 5 St James's Square. Works started: (11/11). Due for completion: (end/13)	GMW Architects
LONDON SW1 62 Buckingham Gate	Mixed Use	268,970	Scheme Completion	4 2013	Land Securities Group Plc	£185m, 13-storey development comprising 252,400 sq ft of office space & 16,570 sq ft of retail space.	Swanke Hayden & Connell
LONDON SW1 Buckingham Palace Road, 123-151	Retail		Planning Consent	7 2012	Brookhouse Capital / Ivanhoe Cambridge	12 new shops, a supermarket and a restaurant. The scheme will cost £8m Start:H2 2013	
LONDON SW1 Eccleston Place / Victoria coach station	Mixed Use		Pre-Planning	9 2012	Grosvenor Ltd	10-acre plot (Grosvenor owns 6-acres) which currently comprises offices and industrial assets (leases expire 2014). Architects appointed to masterplan mixed-use scheme (09/12). PA:Late 2013	Fielden Clegg Bailey
LONDON SW1 Granville & Liscartan Houses, 127-135	Mixed Use	133,000	Planning Consent	12 2011	Cadogan Estates Ltd	Six 6,000 sq ft shops with 100,000 sq ft of offices. To the rear, a traditional mews is to be reinstated with studio shops and a 140-cover restaurant.	Stiff & Trevillion
LONDON SW1 Hudsons Place, Victoria Station	Office	900,000	Scheme Completion	2014	Hammerson Plc		
LONDON SW1 Riverwalk House, 157-166 Millbank	Mixed Use	200,000	Construction Start	2011	Derwent London Plc	Let to Sec State for Environment until April 2011. Plans have been submitted to convert the 75,000 sq ft building to 121 apartments. Ronson Capital Partners have entered talks to buy site. (08/11)	Stanton Williams
LONDON SW1 St James's Market, 14-20 Regent Street	Office	200,000	Planning Application	9 2012	Crown Estate	Redevelopment of two buildings PA:09/2012	Make Architects
LONDON SW1 St James's Market, 14-20 Regent Street	Retail	45,000	Planning Application	9 2012	Crown Estate	45,000 sq ft of retail, restaurant and leisure accommodation PA:09/2012	Make Architects
LONDON SW1 St James's Street, 20	Office	51,000	Construction Start	2012	Great Portland Estates Plc	Potential speculative start on 51,000 sq ft refurbishment	
LONDON SW1 Victoria Circle	Office	900,000	Planning Consent	2 2009	Land Securities Group Plc / Canada Pension Plan Investment Board	5.5-acre site - JV formed with CPPI (02/12) Start:09/2012 phase 1 completion: 2016 phase 2 completion: 2018	Kohn Pederson Fox
LONDON SW1 Victoria Circle	Retail	140,000	Planning Consent	2 2009	Land Securities Group Plc / Canada Pension Plan Investment Board	5.5-acre site - JV formed with CPPI (02/12) Start:09/2012 phase 1 completion: 2016 phase 2 completion: 2018	Kohn Pederson Fox

## ***The UK Commercial Developers Directory - 2012 Mid-Year Edition – Order Form***

---

Please indicate below what you would like to order:

**Directory** including *free* Excel and PDF versions on CD-ROM - £360 (VAT zero-rated)

**Directory** including *free* Excel and PDF versions on CD-ROM  
PLUS the monthly **Commercial Developers Bulletin** - £460 (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  
Sugnall Business Centre  
Eccleshall, Staffordshire ST21 6NF**