

## Esh Developments Ltd

Esh House, Bowburn North Ind Estate  
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Email: enquiries@eshgroup.co.uk  
Web: www.eshgroup.co.uk

### Contacts

Geoff Woodcock (Managing Director)  
David Halfacre (Managing Director - Property Services)

### Primary Sector: Mixed Use

### Comment

Esh Developments Ltd was formed in 2007 when Geoff Woodcock joined as Operations Director. The company now manages all of the speculative development projects carried out by Esh Group, especially now that 'Mixed-Use' developments are becoming the norm, compared to the straightforward housing schemes of the past.

08/12 - Esh Developments unveiled £120m plans to transform 45-acre Philadelphia Industrial Estate in Sunderland into an industry park and housing estate. Esh wants to build 650 houses, a supermarket, petrol station, shops, woodland and new homes for businesses as well as create new roads at Philadelphia.

12/12 - Esh Developments submitted plans to redevelop the Ever Ready battery plant near Stanley into 365 new homes and a retail unit.

## The Eshton Group

Oxford House, Oxford Road, Guiseley, Leeds LS20 9AA  
Tel: 01943 870085 Fax: 01943 870037  
Email: mail@eshton.net  
Web: www.eshton.net

### Contacts

James Chapman (Managing Director)  
Jonathan Chapman (Director)  
David Singleton (Director)

### Comment

The Eshton Group is a highly focused, privately owned group of companies, whose core activities are property development and investment.

10/12 - Eshton Gregory secured permission to build a 30,000 sq ft facility for industrial and office uses at Springwell 27 business park in Birstall. Springwell 27 is an 8-acre development located just half a mile from junction 27 of the M62 motorway.

## Esk Properties (Scotland) Ltd

20 Hill Street, Edinburgh EH2 3LD  
Tel: 0131 220 1648  
Email: grant.aitken@eskproperties.co.uk  
Web: www.eskproperties.co.uk

### Contacts

Grant Aitken (Managing Director)

### Comment

#### REQUIREMENTS:

- City centre hotel sites and existing buildings suitable for conversion, particularly where BPPRA applies
- Care sector sites throughout the country from 1 acre upwards
- Greenfield and brownfield land with strategic medium to long term development potential
- Investment property with short to medium term income and future redevelopment potential
- Distressed property assets of all types, including partially completed residential and commercial developments (2012)

07/12 - Loch Esk, a JV between Lochay Investments and Esk Properties (Scotland), purchased a former supermarket in Davidson's Mains, Edinburgh for redevelopment. The property is to be comprehensively upgraded and sub-divided to provide 3 retail units with communal car parking on site. Loch Esk plan to acquire further retail, leisure and mixed-use opportunities both in Edinburgh and elsewhere in Scotland.

## Eskmuir Properties Ltd

8 Queen Anne Street, London W1G 9LD  
Tel: 020 7436 2339 Fax: 020 7436 2307  
Email: phodgson@eskmuir.com  
Web: www.eskmuir.com

### Contacts

Paul Hodgson (Managing Director)  
Christopher Laing (Chairman)  
John Sullivan (Asset Manager)  
Kenneth Jamieson (Asset Manager)

### Financial

Year Ending	Sep 2011	Sep 2010	Sep 2009
<i>Turnover</i>	£16.6m	£15.9m	£17m
<i>Pre-Tax Profit</i>	£7.65m	£5.9m	£6.11m
<i>Net Assets</i>	£93.8m	£85.3m	£69.8m
<i>Total Assets</i>	£229m	£209m	£193m

### Comment

02/12 - Eskmuir was granted planning permission for the redevelopment of its office park at Randalls Way, Leatherhead. The Square totals 68,180 sq ft across four office buildings ranging in size from 9,935 sq ft to 31,205 sq ft that are to undergo extensive refurbishment.

06/12 - Eskmuir submitted plans to expand the Grosvenor centre in Macclesfield. The firm is seeking planning consent for three new shops totalling 42,000 sq ft and office space fronting Castle Street.

**Quadrant Estates Ltd**

71 Broadwick Street, London W1F 9QY  
 Tel: 020 7534 7910  
 Email: info@quadrantestates.co.uk  
 Web: www.quadrantestates.com

**Contacts**

Christopher Daniel (Director)  
 Tristram Gethin (Director)  
 Graham Tyler (Director)  
 Alexander Newport (Director)  
 Toby Pentecost (Associate Director)

**Comment**

Quadrant is a private property development and investment company founded in 1997. The company has a 2m sq ft development pipeline with a value in excess of £1bn, to include the 230,000 sq ft Moorgate Exchange at 72 Fore Street and the 100,000 sq ft 100 Cheapside in the City, the 1.25m sq ft Eureka Business Park, Ashford and the 450,000 sq ft mixed use development at Trafalgar Wharf, Portsmouth Harbour. (07/12)

04/12 - Orion European Real Estate Fund III and CarVal Investors purchased 100 Cheapside, EC2. Quadrant Estates will act as development manager for the 94,000 sq ft Grade-A office and retail development. The property, which will offer 11,000 sq ft floorplates, is targeted for completion in 2014.

07/12 - Orion European Real Estate Fund III purchased 50 Victoria Ambankment, EC4. Quadrant Estates will act as development manager for the 130,000 sq ft Grade-A office development. The property, which will offer 20,000 sq ft floorplates, is targeted for completion in mid 2014.

**Queensberry Real Estate**

5 Conduit Street, London W1S 2XD  
 Tel: 020 7408 0200  
 Email: info@queensberryrealestate.com  
 Web: www.queensberryrealestate.com

**Contacts**

Paul Sargent (Partner)  
 Stuart Harris (Partner Commercial)  
 Jon Munce (Partner Development)

**Primary Sector: Shopping Centre****Comment**

Multi Development's UK team split to form a new company, Queensberry Real Estate. The split comes as Multi, the Morgan Stanley-backed European retail developer, steps back from investment in new projects in the UK for the immediate future to concentrate on its continental opportunities.

The Queensberry team will take over the management of Multi's UK interests, SouthGate Bath shopping centre and Victoria Square Shopping Centre in Belfast. The firm has signed a two-year consultancy contract with Multi, but will also seek project management, development management and asset management work with other investors and developers. (05/11)

**Queensgate Investments LLP**

1st Floor, 22-23 Old Burlington Street, London W1S 2JJ  
 Tel: 0207 952 2780  
 Email: info@queensgateinv.com  
 Web: www.queensgateinv.com

**Contacts**

Jason Kow (CEO)  
 Johan Eriksson (Director)

**Comment**

01/13 - Queensgate Investments Fund I and a number of private investors created a \$450m (£285m) strategic partnership and exchanged contracts with Anschutz Entertainment Group to buy a seven-acre site on the Greenwich Peninsula, SE10. The consortium will develop a 452-bedroom hotel and conference centre next to the O2 Arena, as well as a 30,000 sq ft conference space and 100 flats.

**Questmap Ltd**

Drivers Wharf, Northam Road, Southampton SO14 OPF  
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 Email: enquiries@questmap.net  
 Web: www.questmap.net

**Contacts**

Peter Harding (Director)

**Quidnet Capital Partners LLP**

14 Berkeley Street, London W1J 8DX  
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 Email: matthorgan@quidnetcapital.com  
 Web: www.quidnetcapital.com

**Contacts**

Matt Horgan (Partner)  
 Nick Tribe (Partner)  
 Tony Yiannakis (Partner)

**Primary Sector: Shopping Centre****Comment**

Quidnet Capital Partners is a real estate investment and asset management group founded in 2010 by Tony Yiannakis and Nick Tribe, former partners of Catalyst Capital, and Matt Horgan, formerly a managing director of the CIT Group.

Quidnet Capital focuses on value added transactions in the UK, where it believes there will be an increasing number of attractive opportunities as the market emerges from the downturn of recent years.

## UK Commercial Developers - Top 250 League Table - 01/2013

Ranking by square footage		SECTOR							Grand Total
Developer	Industrial	Leisure	Mixed Use	Office	Retail	Retail Ware'	Shop' Centre		
151	Canmoor Asset Management Ltd	273,000			286,300			559,300	
152	Salmon Harvester Properties Ltd	80,000		130,000	345,000			555,000	
153	Crown Estate			292,000	210,000	50,000		552,000	
154	Anglesea Capital	550,000						550,000	
155	Almacantar SA			250,000	300,000			550,000	
156	S Harrison Developments Ltd			395,000	146,000			541,000	
157	Trebor Developments LLP				540,000			540,000	
158	Raynsway Properties Ltd			540,000				540,000	
159	Hermes Real Estate Investment Management						524,000	524,000	
160	Ediston Properties				354,868	128,875	30,000	513,743	
161	Gallan Group		196,000	245,000			70,000	511,000	
162	Administrator - Targetfollow Group Plc			500,000				500,000	
163	Blueprint (General Partner) Ltd				500,000			500,000	
164	Adapt Properties			500,000				500,000	
165	Londonewcastle			500,000				500,000	
166	Chatham Billingham Investments Ltd			500,000				500,000	
167	St Francis Group Ltd	500,000						500,000	
168	Hines UK Ltd				492,000			492,000	
169	BAM Properties Ltd				462,553	23,000		485,553	
170	Manor Property Group			480,000				480,000	
171	Liberty Properties Plc	440,000				37,500		477,500	
172	Exton Estates Ltd			327,000	150,000			477,000	
173	Mountgrange			330,000	143,000			473,000	
174	Matterhorn Capital Ltd				470,000			470,000	
175	Harbert Management Corporation (E	450,000						450,000	
176	Panther Securities Plc			450,000				450,000	
177	MAS Plc		200,000		185,000	60,000		445,000	
178	Workspace Group Plc				443,000			443,000	
179	Weaver Valley Partnership						438,000	438,000	
180	Stoford Developments Ltd	435,780						435,780	
181	Sellar Property Group				430,000			430,000	
182	Silverlink Property Developments Plc				430,000			430,000	
183	Leales Yard Ltd			430,000				430,000	
184	Mitsubishi Estate Co Ltd				428,455			428,455	
185	Plough Yard Developments Ltd				424,000			424,000	
186	The Angel Group			420,000				420,000	
187	Redevco UK Ltd				396,000	23,500		419,500	
188	AXA Real Estate Investment Managers (UK) Ltd				398,000	20,000		418,000	
189	Inox Group			415,000				415,000	
190	Skelton Group Ltd				225,000	190,000		415,000	
191	InfraRed Capital Partners						413,000	413,000	
192	Premier Property Group Ltd				412,000			412,000	
193	Metric Property Investments Plc					85,000	326,200	411,200	
194	Landid Property Ltd				400,000			400,000	
195	Norseman Holdings Ltd				400,000			400,000	
196	Barberry Developments Ltd			400,000				400,000	
197	GEMS Education				400,000			400,000	
198	BNP Paribas Real Estate				398,000			398,000	
199	ABP Park Ltd			392,000				392,000	
200	Queensberry Real Estate						390,000	390,000	

## UK Commercial Developers Pipeline 01/2013

SECTOR	TOWN	ADDRESS	SIZE sq ft	STATUS	DATE
<b>Dukelease Properties Ltd</b>			<b>47,421 sq ft</b>		
Mixed Use	<b>ASHFORD</b>				
		Charter House, Park Street		Planning Consent	9 2012
	<b>LONDON W1</b>				
		61 Oxford Street	47,421 sq ft	Planning Consent	7 2012
<b>Eagle Land Ltd</b>			<b>100,000 sq ft</b>		
Office	<b>BRISTOL</b>				
		Winterstoke Road - Imperial Tobacco Group HQ	100,000 sq ft	Planning Consent	3 2011
<b>Eagle One Ltd</b>			<b>640,000 sq ft</b>		
Mixed Use	<b>EXETER</b>				
		Phase 3, Matford Park	500,000 sq ft	Planning Consent	4 2010
Retail Warehouse	<b>EVESHAM</b>				
		IntoOutdoors	140,000 sq ft	Planning Consent	10 2012
<b>EDI Group Ltd</b>			<b>sq ft</b>		
Mixed Use	<b>EDINBURGH</b>				
		Craigmillar			
<b>Edinburgh House Estates Ltd</b>			<b>250,000 sq ft</b>		
Leisure	<b>GRAVESEND</b>				
		Heritage Quarter	30,000 sq ft	Planning Application	11 2012
Retail	<b>GRAVESEND</b>				
		Heritage Quarter	120,000 sq ft	Planning Application	11 2012
Shopping Centre	<b>ANTRIM</b>				
		Castle Mall	100,000 sq ft	Site Acquired	12 2010
<b>Ediston Properties</b>			<b>513,743 sq ft</b>		
Leisure	<b>EDINBURGH</b>				
		Atlantic House, 38 Gardner Crescent		Site Acquired	10 2011
Office	<b>ABERDEEN</b>				
		Caledonian House, 234 Union Street	53,868 sq ft	Site Acquired	11 2012
	<b>EDINBURGH</b>				
		143-145 Morrison Street	25,000 sq ft	Pre-Planning	8 2012
	<b>GLASGOW</b>				
		Broadway One, Renfield Street, Cowcaddens	125,000 sq ft	Scheme Completion	2014
	<b>GLASGOW</b>				
		Broadway Two, Renfield Street, Cowcaddens	151,000 sq ft	Scheme Completion	2014
Retail	<b>EAST KILBRIDE</b>				
		Atholl House	70,000 sq ft	Planning Refused	2 2012
	<b>EDINBURGH</b>				
		Former ASDA & Fruit Market Site, Hutchison Road	58,875 sq ft	Planning Consent	6 2012
Retail Warehouse	<b>AYR</b>				
		Heathfield Retail Park	30,000 sq ft	Site Acquired	8 2011

## UK Commercial Development Schedule

ADDRESS	SECTOR	SIZE sq ft	STATUS	DATE	DEVELOPER (s)	NOTES	ARCHITECT
<b>CHATHAM</b> Chatham Waters	Mixed Use	1,900,000	Planning Consent	5 2012	Peel Holdings Plc	26-acres of brownfield land for a £650m scheme - including "EventCity" hotel, residential and retail OPC:05/12 Sec for State approval (09/12)	5 Plus Architects
<b>CHATHAM</b> Former Marks & Spencers staff car	Mixed Use		Site Acquired	10 2012	Gallan Group	Former car park - with potential for retail and leisure units with residential, hotel, office and student accommodation.	
<b>CHELMSFORD</b> Bond Street	Mixed Use	300,000	Scheme Completion	3 2013	Aquila House Holdings Ltd	300,000 sq ft development - to include a 119,000 sq ft John Lewis department store. Targeted completion autumn 2014. Revised planning application has been submitted (09/12)	
<b>CHELMSFORD</b> Essex Cricket Ground	Retail	20,000	Construction Start	4 2012	MCD Developments Ltd / World X-Zone Group	20,000 sq ft of retail + leisure plus 300 homes	BFLS Architects
<b>CHELMSFORD</b> Former Marconi factory site	Mixed Use	1,000,000	Site Acquired	8 2012	Bellway Homes Ltd	320,000sq ft offices plus 715 homes, hotel. 14.6acre site. Site acquired for around £10.5m (08/12)	
<b>CHEPSTOW</b> Severn Crossing	Industrial	524,617	Scheme Completion	10 2008	Frontier Estates Ltd	PC for 525,000 sq ft of units. The first unit, built speculatively, covers 182,00 sq ft. Phase 1 completed: (10/08)	
<b>CHESHAM</b> Data Centre Site	Office	240,000	Construction Start	1 2012	Matterhorn Capital Ltd	PC (07/11) for 2 data centre buildings, providing c.90,000 sq ft net technical space. 6.5-acre site acquired: (11/10). MCDL investing £250m in this & the Bury Green site: (05/11)	
<b>CHESTER</b> Boughton Retail Centre & St Pauls	Mixed Use		Planning Consent	10 2012	Waitrose Plc	£40m scheme to include 30,138 sq ft Waitrose, retail units, hotel, office units and canal side diner on adjacent land OPC:10/12	
<b>CHESTER</b> Broughton Shopping Park	Leisure				The Hercules Unit Trust	£13m leisure extension. Cineworld have pre-let an 11-screen cinema. Also five restaurants	
<b>CHESTER</b> Former Odeon Cinema, Northgate	Mixed Use		Planning Refused	7 2011	The Brook Group	Redevelopment of listed cinema into mixed-use scheme including theatre, cinema & restaurants/cafés. Developers plan to appeal refusal. LBC: (07/2011)	
<b>CHESTER</b> Gorse Stacks	Mixed Use	129,000	Planning Consent	12 2011	Watkin Jones Group	£30m mixed-use scheme comprising 42 resi apartments, 75,000 sq ft health centre, 32,200 sq ft of offices. Completion 2013	Nightingale Associates
<b>CHESTER</b> Northgate	Mixed Use		Pre-Planning	10 2012	Cheshire West & Chester	New proposals following the end of development agreement with ING Real Estate. New proposals range of retail units, large number of restaurants, multi-screen cinema. Consultation stage (10/12)	ACME
<b>CHESTER</b> Premier House, City Road	Office	481,000	Planning Application	11 2012	Muse Developments Ltd	3.5-acre development site close to railway. Site acquired:08/11. Redevelopment as 481,000 sq ft of offices, 21,000 sq ft of ground floor shops and restaurants and 200 homes. PA:11/12 Decision:02/13	RHWL Architects

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