

LAND & NEW HOMES NEWS

Celebrity excess in Suffolk

Every estate agent likes someone who buys multiple properties and most would love to be in Framlingham, Suffolk, where the megastar, Ed Sheeran, has bought a number of homes in his hometown.

Land Registry records show that Ed bought his detached farmhouse and surrounding land for £895,000 in June 2012 and a 16th century Grade II listed timber-framed house next door for £450,000.

Ed then bought a four-bedroom detached house in front of his farmhouse for £925,000 in September 2016.

Property number four came in October 2017, a bungalow beside his driveway that he bought for £525,000. His latest purchase a snip at £875,000 for his next-door neighbour's house – Sharon Jest, had often objected to his ongoing construction work and last year, she insisted, "enough was enough" when he applied to build a 32ft chapel in the 16-acre grounds so that he could marry his girlfriend Cherry.

Framlingham has 3,342 homes – average price £400,000. Ed, reputedly worth £160million, loves the village and, according to The Sun, despite his own building craze, he objected to plans by neighbours to build two new homes in a paddock close to his estate.

A planning consultant wrote to



Suffolk Coastal District Council on Ed's behalf complaining that the proposal would "arguably extend the village in an unplanned and superficial way into the

"Ed's neighbour said 'enough is enough' when he applied to build a chapel in his garden to marry his girlfriend."

countryside".

Objections to his plans include complaints from his neighbour Tony Robinson – one of the applicants for permission to build the homes that

Ed objected to in 2017.

In March 2018, Tony complained to the council: "It would appear that the applicant in his desire to satisfy the needs of the spiritual world continues to overlook his obligations to the living world, particularly that of protected species."

Ed's plans for the chapel of his dreams were, perhaps understandably, thrown out and Ed ended up marrying Cherry at a local church.

NEW IS THE NEW OLD

Traditionally, period London property has consistently outperformed new build in terms of desirability and price, but, says Sara Ransom of **Stacks Property Search**: "We're beginning to see the tide turn, with a whole range of buyers preferring new to old."

"The 'jewel in the crown' of new developments, for example, the penthouse apartment, would attract a premium, sustained even at resale, but for most newbuilds in London, capital growth could rarely compete with that achieved by period properties.

"But as developers become more inventive, regulations become stricter and developments improve, more



buyers are opting for new build. Instead of featureless blocks, developers are designing blocks with inventive layouts, higher specs, excellent soundproofing, on-site facilities such as shops,

concierge, creche, cinemas and communal space.

"Millennials, brought up in draughty period country homes, and environmentally aware, want properties that can demonstrate

good EPC ratings and electric car charging points.

"American buyers had traditionally insisted on new build, but are now championing the old – but not the draughty, leaky version of old! Projects that leave the period façade in place, replacing the rest with 'brand new' are top of the list for USA buyers.

"Examples include The Phillimore in Kensington (pictured) and the Lancasters overlooking Hyde Park, both offering a fusion of traditional architecture with brand new design and construction. Any number of stunning original warehouse developments surrounding Tower Bridge have been rebuilt from the outside in."



Source: Negotiator, The (Main)
 Edition:
 Country: UK
 Date: Sunday 1, September 2019
 Page: 16,17
 Area: 1218 sq. cm
 Circulation: ABC 10000 Monthly
 Ad data: page rate £1,482.00, scc rate £22.00
 Phone: 0844 745 3001
 Keyword: Stacks Property Search

LAND & NEW HOMES NEWS

100 SALES BY LH1 LONDON AT NEW LUXURY DIGBETH DEVELOPMENT

LH1 London has sold over 100 apartments at a landmark Digbeth development, 'The Forge' in the heart of Birmingham's creative quarter. The luxury five storey development nestled in the trendy hotspot of Digbeth has

140 high spec, loft style one and two-bed properties by developer Wavensmere Homes. Works commenced to clear the brownfield site – the 'Park Works', in May 2018 and all pre-launch sales were secured by LH1 London within 10 months.

The 226 homes and 42 car park spaces are in the heart of Birmingham's regeneration area of Digbeth, surrounded by excellent transport links and amenities such as The Bullring, O2 Arena and Birmingham Arena. Rayna Hunter, Global Sales Director of LH1 London, said, "We have attracted buyers from Asia, the Middle East and Europe. With high demand for rental properties in the prime location of the creative quarter, The Forge embodies everything that working professionals and those looking to buy to let are looking for in terms of location, and a high standard of living in Birmingham city centre. This development is a great credit to Wavensmere Homes and the first of many partnerships between our two companies." www.lh1.london/developments



STRENGTH NAB BACKS UK BTL



LendInvest, a leading marketplace for property finance, has secured €216 million of funding from the National Australia Bank (NAB). Launched in 2008, LendInvest has now raised €1.94 billion of debt and equity from investors, making it one of the largest non-bank mortgage lenders



in the UK. The funding expands its capacity to lend in the UK Buy-to-Let market. LendInvest launched its first BTL mortgage product in 2017 after agreeing a funding line with Citigroup. LendInvest has already lent €400m in BTL loans. LendInvest was the first fintech startup in the UK to provide an entirely online experience for Buy-to-Let customers. Its paperless online platform has alleviated pain points in the process, providing instant decisions, a superior experience and fast completion.

Christian Faes, Co-Founder & CEO of LendInvest, said, "We've raised £2 billion in debt and equity for LendInvest, and in many respects we're just getting started. We have dominated the short term mortgage market for years, and we're now bringing our technology and growing distribution footprint, to take market share in the longer-term mortgage market."

NEW WINDSOR RETIREMENT VILLAGE HAS ITS OWN PUB!

Residents of the new Castle View retirement village in Windsor have their own local. The restaurant bar has been renamed The Three Brewers as a tribute to the popular Two Brewers pub in Park Street, Windsor. Stuart O'Brien, manager of the Two Brewers who joined Robin Hughes, Managing Director of Castle View at the village's summer party for residents, friends and guests. Robin Hughes said,



Stuart O'Brien and Robin Hughes



"Established in 1792 The Two Brewers is one of the oldest pubs in the town, but also one of the smallest. Castle View has two bars for residents and their guests. The Three Brewers is staffed all day and evening, while the Sky Lounge bar on the top floor overlooks Windsor Castle and operates on an honesty basis

where residents help themselves and note down what they have had. There are happy hours on Fridays and Sundays for residents and guests to get together and enjoy a glass of wine for £1, or Windsor & Eton's own locally brewed beer for £2. There is also a Castle View Gin Club and wine tasting evenings. Already nominated as, 'The

Most Outstanding Retirement Living Development in the UK for 2018', Castle View Windsor is a new generation retirement village where the emphasis is on living rather than retirement. It is independently designed, built, owned and operated, with 64 contemporary apartments development by Retirement and Care Village Partners.

NEW HOMES NEWS

If your estate agency has a land and/or new homes division send us your news! We'd like to hear about new contract wins, development sales and your views on how estate agencies and developers can work together. Send to: sheila@thenegotiator.co.uk