



CADDINGTONS  
LAND & NEW HOMES

FROM CONCEPTUALISATION TO COMPLETION, CADDINGTONS LAND & NEW HOMES ARE AT THE FOREFRONT OF PROPERTY SALES ACROSS LONDON AND THE SOUTH EAST.

CADDINGTONS LAND & NEW HOMES HAS BEEN PROVIDING **EXCEPTIONAL, PERSONAL SOLUTIONS** FOR MANY YEARS. COMBINING **TRADITIONAL MARKETING** WITH **CUTTING EDGE TECHNOLOGY**, WE STRIVE TO PROVIDE UNPARALLELED EXPERTISE.

Our luxury property department is able to offer considerable experience; assisting in a consulting capacity on the design, planning and marketing of all development projects.

Whether you are looking to sell a single property or you have a multi-unit project, Caddingtons Land & New Homes can provide marketing and sales expertise for the duration of the process.

CONSULTING  
—  
PLANNING  
—  
MARKETING  
—

LAND  
—  
NEW HOMES  
—  
COMMERCIAL  
—

CADDINGTONS.COM

THE CADDINGTONS DIFFERENCE

WE **SUCCESSFULLY MATCH CLIENTS AND SOLUTIONS** WITH A LEVEL OF **PERSONABILITY AND PROFESSIONALISM** WHICH IS OFTEN LOST IN THE WHEELS OF CORPORATE MECHANISMS.

We've combined estate agency with technology and our in-house marketing team to offer our customers advice and solutions when it comes to pricing, functionality, design and specification as well as being able to produce high quality marketing material such as brochures and websites.

You could say we're high tech and high touch. We use technology to maximise results while continuing to offer excellent customer service.

We believe in the business of being human. We value our clients and business partners, understanding that good working relationships need care and consideration. As we move forward and expand we continue to be enthusiastic, optimistic and grateful for your support.



**RETAINING AND NURTURING CLIENT RELATIONSHIPS IS IMPORTANT TO US AT CADDINGTONS LAND & NEW HOMES. OUR REPUTATION IS BUILT ON:**

**RESULTS**

We achieve superior results in every situation.

**COMMUNICATION**

We market properties effectively.

**CUSTOMER CARE**

We value our clients and express this in our relationships.

**INTEGRITY**

You can rely on our advice.





## OUR SPECIALITY

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OUR TRANSFERABLE SKILLS ENSURE THAT WE ARE ABLE TO **OFFER EXPERT MARKET KNOWLEDGE AND INSIGHT** ACROSS A WIDE AREA AND DIVERSE PROJECT TYPES.

At Caddingtons Land & New Homes we specialise in the acquisition and disposal of development, investment and commercial property in London and the South East.

We advise on a wide range of property types and use classes, and are experts in identifying ways in which property owners can maximise value.

From our offices in London Bridge on the edges of Borough Market and the river Thames, our team's transferable skills across market sectors ensure that we are able to offer the same level of expert market knowledge and insight across a wide geographical area.



WHAT WE DO

WE WORK WITH  
**INDIVIDUAL PLOT  
OWNERS, DEVELOPERS,  
CONSTRUCTION FIRMS,  
BUSINESSES, ARCHITECTS  
AND GLOBAL PROPERTY  
COMPANIES.**

Our sites range from single plots, to large sites that could be re-developed into individual homes, multi-unit residential or commercial developments.



## MARKETING

### OPEN MARKET

BESPOKE STRATEGIES  
FITTED TO THE NEEDS  
OF EACH AND EVERY  
PROJECT.

Approximately half of what we do is made available to the open market, with us creating a strategy that best suits the individual requirements of each property.

We approach property professionals, investors and developers spanning the range of the market, so that we can maximise the exposure of the development and thereby the value it achieves.

### OFF MARKET

IDENTIFYING THE MOST  
APPROPRIATE BUYERS  
AND MANAGING SALES  
CONFIDENTIALLY.

The other half of our deals are processed independently, and benefit from the use of our comprehensive market knowledge and databases to manage more exclusive arrangements.

With our unique understanding and contacts within the market, we are able to approach buyers and conduct these transactions privately. When appropriating properties for our clients, a high proportion of which are handled off-market and sourced directly, we spend a lot of time 'on the ground' in London and the surrounding areas, identifying development prospects using our sharp local knowledge.





WHAT WE DO

## NEW HOMES

OUR NEW HOMES CONSULTANCY DEPARTMENT PROVIDES OUR CLIENTS WITH **A PROACTIVE SERVICE TO MANAGE THE DESIGN, MARKETING AND SALE OF NEWLY BUILT RESIDENTIAL UNITS.**



WHAT WE DO

WE ARE EXPERTS IN IDENTIFYING WAYS IN WHICH PROPERTY OWNERS CAN MAXIMISE VALUE REGARDLESS OF CLASS OR USE.



## CONSULTING

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WE ADVISE ON THE **SALE AND LETTING** OF THE FOLLOWING TYPES OF PROPERTIES:

## DEVELOPMENT

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- Brownfield development opportunities with or without planning permission
- Public houses
- Residential property with development potential
- Conversions
- Permitted development

## INVESTMENT

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- Income producing assets (residential or commercial)
- Private Rented Sector (PRS)
- Portfolio management

## COMMERCIAL

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- Office
- Retail
- Industrial and warehouse
- Churches and places of worship
- Hotel and leisure





## CASE STUDIES

### A FEW OF OUR RECENT SUCCESS STORIES.



#### CHARLOTTE STREET LONDON W1T

Acquired with planning permission  
to redevelop

4 residential units

Commercial unit

Demolition of building behind retained four-storey front façade and redevelopment for a five-storey building that includes a new mansard roof level with rear terrace, a rear terrace at second floor level, plus excavation to form a basement level with front lightwell, to accommodate restaurant (Class A3) at basement and ground floors and 4 x residential flats on upper floors to be communally accessed from Charlotte Mews.



#### BRUCE GROVE LONDON N17

Acquired with planning permission

14 residential units

Demolition of side and rear extensions. Conversion of part ground, first and second floors into four flats (3 x one bed and 1 x two bed). Erection of ten houses (8 x three bed and 2 x four bed) at the rear of the site with associated access road, parking spaces and landscaping.



#### STATION ROAD NEW MALDEN KT3

Acquired unconditionally

6 additional residential units

Subsequent planning achieved for six new one and two bed self contained flats in addition to the six self contained flats within ground and first floors.

#### PAGES WALK LONDON SE1

Acquired unconditionally

Planning application pending



#### PECKHAM RYE LONDON SE15

Sold subject to planning

10 residential units

Four-storey building fronting Peckham Rye and a three-storey building fronting Kinsale Road (2 x one beds, 4 x two beds and 4 x three beds), with associated soft landscaping, access and 20 cycle spaces.



#### QUEENS ROW LONDON SE17

Acquired unconditionally

9 residential units

Subsequent planning approved – Change of use of the entire building from B1 to Class C3 (residential) use comprising nine residential units (6 x one bedroom units and 3 x two bedroom units).



#### HOMERTON/HACKNEY LONDON E9

Option agreement secured

Collective purchase of seven separate parcels of land for one client which will transform the area.



## OUR CLIENTS



FISHER KING

“ I have worked with Caddingtons Land & New Homes for a while now and they have always managed to strike a balance between being highly informative and coming up with creative resolutions to briefs, whilst never being too pushy or ‘salesy’ — a surprisingly rare skill in this industry.”

**STEPHEN HUGHES**

Sales Director,  
Fisher King Developments

## TESTIMONIALS

AN OUTSTANDING  
AND UNIQUE ESTATE  
AGENCY WHO  
GIVE **PERSONAL,**  
**INTELLIGENT** AND  
**SUPERIOR SERVICE.**



“ Caddingtons Land & New Homes are really an outstanding and unique estate agency who give personal, intelligent and superior service taking pride in this. Thanks Huw and CB team.”

**RICHARD DAVIS**

Oakmayne Properties

“ It never occurred to me that I might stumble upon an agent who's opinion I valued so much. Finding Huw and Caddingtons Land & New Homes has been an enormous help. They are our go to agent.”

**JOHN SMART**

Architect

## MESARI

“ I discovered Caddingtons Blue Land & New Homes while researching other property and found their approach such a breath of fresh air that I asked them to sell our development. They were always extremely professional and consistently ensured I was fully informed about what was going on.”

**NEIL MANEK**

CEO, Mesari Group



“ I always go to Huw first when it is time to bring one of our boutique developments in London to market. Their professionalism, attention to detail, and ability to get results is second to none.”

**BETH A. DEAN**

Berkeley Homes





ABOUT CADDINGTONS LAND & NEW HOMES

FOUNDER OF CADDINGTONS  
LAND & NEW HOMES, **HUW DAVIES**  
HAS BEEN **SELLING PROJECTS AND NEW  
DEVELOPMENTS FOR MORE  
THAN 18 YEARS.**

During that time, he has delivered successful results for some of the capital's leading developers.

His experience guides the entire Caddingtons Land & New Homes team. His vast network of industry contacts helps find the perfect answer to every problem.

The excitement of seeing a new development take shape is still a thrill, even after so many years in the business—seeing what was once an idea take form in steel, glass and stone—witnessing a plan turn into a living, breathing community. Huw is proud of his involvement in projects of dynamic brilliance built in the world's most inspiring city.

GET IN TOUCH

Whether you're about to build, or you're looking to list a completed project, Caddingtons Land & New Homes can make a difference.

For a free appraisal, or to discuss how we can help, give our team a call.

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VISIT

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