

The logo for Stonebond, featuring the word "Stonebond" in a white, sans-serif font. A small red square is positioned at the end of the word. The logo is set against a purple triangular background that points downwards from the top left corner of the page.

Stonebond.



Land in Partnership

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ANDREW CORNELIUS
Group Chief Executive

GRAHAM CHERRY
Co-Chairman

RICHARD CHERRY
Co-Chairman

WHO WE ARE

Stonebond is a privately owned housebuilder focused on the delivery of high quality, mixed-tenure developments across our six regional operations.

We work in partnership with Registered Providers, Local Authorities, PRS Investors and Homes England, whilst also delivering private housing schemes.

Our business was established over 40 years ago and is privately funded by the Cherry family, who were the founders of Countryside Properties. The vision

for Stonebond is to grow the business, creating a lasting legacy that redefines housebuilding through the experience, expertise and skill gained over many years of success in the industry.

Our attention to detail in placemaking and designing premium homes is reflected in our commitment to customer service. Our knowledgeable team are on hand to ensure the purchase of a new home is as straightforward and pleasurable as possible from start to finish.

“Our vision is to be the developer of choice to our partners, to make the housebuilding process as seamless and easy as possible, aiming to build homes that are not just valued, but create value.”



LAND OPPORTUNITIES



20 - 250 Homes



Houses and Flats



Mixed Tenure Model



1hr 30 mins from Regional Offices



Affluent village and town locations for delivery of private housing



Mixed tenure delivery locations in areas of higher density, good infrastructure links and amenities



Option Agreements, Unconditional and Conditional Contracts



Subject to Planning Contracts



Joint Ventures



Schemes with an existing consent



Strategic Land Promotion

Value is created through the delivery of high quality spaces and places.

Our skills in unlocking planning are unrivalled. Each Region has dedicated in house planning teams who hold expertise in promoting sites through the planning system.

Planning Delivery

As a privately owned SME, we hold flexibility in the schemes we can deliver.

We are able to contract on schemes at all junctures of the planning process. From purchasing sites with an existing Outline consent to delivering detailed consents already in place where a delivery partner is sought.

Consortium Partners

Stonebond have established relationships with master developers such as Urban & Civic and Land Improvement Holdings.

We are able to deliver smaller parcels within a larger scheme working within Design Code's and master developers wider visions to accelerate delivery.

We work as gateway developers to set the scene of high quality build, adding value for the rest of the development. We work on large urban extension schemes and are regularly selected as the gateway developer of choice to delivery the first phase. This ensures high quality is delivered from the outset to uphold value into future phases.

Working in Partnership

We work in partnership with many affordable housing providers and Build to Rent fund operators who do not have the planning resource in house to deliver mixed tenure schemes from the outset but have ambitious growth plans themselves.

We offer a 'one stop shop' consultancy through land and build contracts to deliver the planning approval, design and specification of high quality mixed tenure schemes.

OUR PARTNERS



Land Owners

We work directly with land owners and are well-known for delivering a legacy product where this is of the utmost importance.

We are also able to work in partnership with landowners through sharing costs and risk and can work under various revenue share models.

As a privately owned SME we have a quick decision making process internally, with swift board approvals. This ensures we can exchange contracts without delay.

Agents / Promoters

We secure land by working closely with both trusted independent and national agencies.

We pay introductory fees for genuine site introductions and work closely with our partners.

We are able to work with promoters to deliver sites to ensure a development partner is involved, offering security to Local Authorities on delivery. We can share planning costs and work with promoters to unlock consents.

Public Sector Partnerships

Stonebond work directly with Public Sector bodies such as Homes England and directly with Local Authorities.

Why Partner with Stonebond

- › We are a partner of choice for landowners, agents, affordable housing providers and fund operators
- › We are a future thinking developer, offering long term ongoing partnerships with shared vision to leave a legacy
- › Experienced management team with demonstrable track record
- › Unlocking sites for landowners
- › Planning delivery
- › Flat management structure
- › Quick decision making
- › Privately funded with financial strength and a strong balance sheet
- › No third party finance
- › We have fully developed processes, systems, procedures and corporate governance
- › 5* Housebuilder awarded by the HBF
- › Premier Quality Recognition Award



Homes England Partnership



Dynamic Purchase System (DPS)

Stonebond are a member of Homes England's DPS, an approved panel of delivery partners.

The DPS allows for approved developers to work in partnership to deliver public land. Homes England market many sites specifically to SME's within their Land Hub.

Homes England Grant Funding

Homes England's Affordable Homes Programme provides grant funding to support the capital cost of developing affordable housing for rent or sale.

Working with our affordable housing partners, many of our schemes are supported through Homes England Grant Funding awarded to the Registered Providers we deliver homes for.



Case Studies

CASE STUDIES

Consortium Developer

Linmere, Houghton Regis, Central Bedfordshire

- › Linmere is an urban extension totalling 5,500 homes to the North of Dunstable in Houghton Regis, a key location within the Oxford - Cambridge Arc.

The site is owned by a consortium with Lands Improvement Holdings as the masterplanner developer who dispose of serviced land parcels.

The benefits of working with a master developer partner was the alternative tenure offering to an already live site. With 3 other housebuilders on site, this scheme accelerated delivery across the site.

Stonebond purchased the scheme in partnership with Settle Housing Group. The S106 obligations across the site were for 10% affordable housing but working with Settle we structured an additional 128 affordable homes to be delivered utilising Homes England Grant Funding.

DELIVERED IN PARTNERSHIP WITH



TOTAL HOMES

202

AFFORDABLE

70%

DESIGNATION

Urban Extension

CONTRACT STRUCTURE

Unconditional Purchase

PLANNING

Purchased with an existing wider Outline Consent

STATUS

On Site



CASE STUDIES

Planning Promotion

The Crescent, Goff's Oak, Hertfordshire

- › The Crescent at Goff's Oak was a Greenbelt allocation for 25 homes within Broxbourne's Local Plan.

Stonebond worked closely with the Council to achieve a planning permission for 38 dwellings which represented an uplift of 13 dwellings from the allocation whilst still achieving the Council's key aspiration of a large swathe of public open space to act as a focal point for the village of Goff's Oak.

TOTAL HOMES

38

PLANNING DESIGNATION

Greenbelt

PLANNING

Local Plan Promotion

AFFORDABLE

73%

CONTRACT STRUCTURE

Subject to Planning

STATUS

Completed Spring 2023



CASE STUDIES

Premium Housing

Radio Place, St Albans, Hertfordshire

- › Radio Place was purchased in Summer 2020 with an existing Reserved Matters Consent.

The land had been promoted within the Greenbelt for release as contaminated brownfield land from its existing use as a cucumber factory.

Stonebond purchased the site unconditionally which allowed for an immediate start on site.

The scheme was completed in December 2022 comprising 24 private homes and 3 shared ownership properties for Watford Community Housing Group.

With existing neighbours and the previous landowner living next door, the site was delivered sensitively within an aspirational market in St Albans.

DELIVERED IN PARTNERSHIP WITH



TOTAL HOMES

27

AFFORDABLE

11%

DESIGNATION

Greenbelt
Brownfield Land

CONTRACT
STRUCTURE

Unconditional
Purchase

PLANNING

Purchased
with Detailed
Planning

STATUS

Completed
Winter 2022



CASE STUDIES

Partnerships

Springfield Road, Chelmsford, Essex



TOTAL FLATS

61

AFFORDABLE

100%

DESIGNATION

Brownfield

CONTRACT
STRUCTURE

Unconditional
Purchase

PLANNING

Purchased
with Detailed
Planning

STATUS

Completed
Spring 2023

- › Springfield Road is a City Centre Urban Regeneration scheme being delivered in partnership with Home Group Housing Association located in Chelmsford, Essex.

The site was purchased with an existing detailed planning consent for delivery of 61 flats over 4 storeys.

With intention to deliver as private for sale, working in partnership with Home Group, a need was present for shared ownership and affordable rented accommodation with Chelmsford Borough Council.

Utilising Homes England Grant Funding, this scheme was converted to deliver 100% affordable flats whilst delivering a high quality product.

DELIVERED IN
PARTNERSHIP WITH



CASE STUDIES

Gateway Developer

Waterbeach, Cambridgeshire



TOTAL HOMES

89

AFFORDABLE

32%

DESIGNATION

Urban Extension

CONTRACT STRUCTURE

Subject to Planning

PLANNING

Purchased with an existing wider Outline Consent

STATUS

On Site

› Urban & Civic are the masterplanners for this 250-acre site in Waterbeach, north of Cambridge with sustainability at the forefront of their thinking.

The scheme has Outline planning for 6,500 new homes. Stonebond are working in partnership to deliver the first gateway parcel of 89 homes. Reserved matters approval was achieved in a timely fashion under a PPA with South Cambridgeshire Council, and responded to a Design Code set by U&C.

We were selected on the basis of our approach and ability to create a sense of arrival at the gateway to the parcel with active street frontages. The scheme is a fully electric with vehicle charging points and utilising air source heat pumps to deliver a truly sustainable development.

We are working in partnership with Longhurst as the affordable housing provider to deliver 28 affordable homes.

DELIVERED IN PARTNERSHIP WITH



CASE STUDIES

Conditional Contracts

Herne Bay, Kent

- › The Former Driving Range in Herne Bay, Kent is the first site for the Sevenoaks region and comprises 78 homes to be delivered in partnership with Orbit.

The site exchanged subject to planning in April 2022, with the benefit of an allocation for residential development in Canterbury City Council's adopted Local Plan.

Stonebond achieved detailed planning permission in September 2022 before completing with the landowner and Orbit in October 2022.

TOTAL HOMES

78

DESIGNATION

Local Plan Allocation

PLANNING

Local Plan Promotion

AFFORDABLE

30%

CONTRACT STRUCTURE

Subject to Planning

STATUS

On Site



DELIVERED IN PARTNERSHIP WITH



STONEBOND 6P'S



People

Our employees are critical to the long-term success of our business. We provide employment and development opportunities in a fast paced and inclusive working environment.



Partnerships

We have a true passion for partnerships. By working in a collaborative manner with our partners and suppliers, we are helping to solve the UK's housing crisis by providing truly affordable homes. We are committed to being the partner of choice.



Planet

We can't survive without our planet and our planet can't survive without us. We need to work together to create a bright future for all.



Product

We deliver high quality and sustainable new homes. We are extremely proud to have been awarded the maximum 5-star HBF customer satisfaction rating.



Pipeline

The Group has a high-quality land bank following another successful year in the land market. A key driver in the long-term success of the Group relates to the quality and visibility of our pipeline of sites. We are continually pushing for new high quality land opportunities.



Performance

The Group assesses it's performance against a number of clearly defined financial and non-financial key performance indicators. We have delivered a strong operational performance in recent years with significant growth in volumes, revenue and profitability. We have also delivered exceptional results across our: HBF rating for private customers, partner satisfaction survey, annual employee survey and our annual stakeholder survey.



Let us **maximise** your land's value

Stonebond.

stonebondproperties.com

[www.stonebondproperties.com/
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