

**WEL
COME
PLAN
ESTATES**

Property company
specialising in mixed use
investment and development





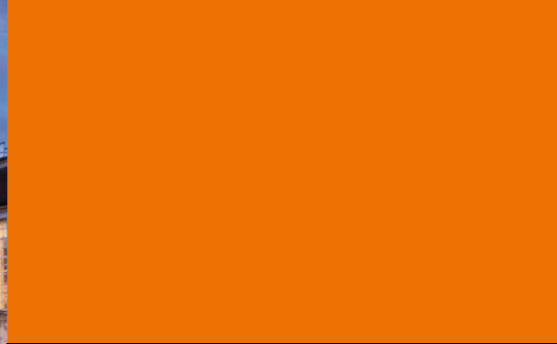
ABOUT US

Coplan is a private limited company established over 12 years ago. The Company has a successful track record of delivering development projects and an expanding pipeline of future schemes. The principal area of business is mixed-use investment and development within the M25 and regional towns in the South East.

The Directors of Coplan have many years' experience of the development process. The main focus is to source and deliver large-scale mixed-use regeneration projects on land/investments already under control or in partnership with land owners particularly the Public Sector. The majority of the schemes are town centre based where uses

can include leisure, retail, hotel, residential (for sale & PRS) and medical/D1 occupiers.

Coplan is able to devise true mixed-use schemes and funding structures that are proven but flexible enough to cope with the multitude of challenges that inevitably arise during the development process.



CURRENT LOCAL AUTHORITY PARTNERS



MARKETFIELD WAY

Redhill



Coplan was selected via a competitive dialogue OJEU process by Reigate & Banstead Borough Council to partner on the regeneration of the Council owned Marketfield Way car park/High Street site. The scheme is diagonally opposite Redhill's mainline railway station.

A mixed use development incorporating cinema, family orientated restaurants and prime high street retail units, which will become the focus for Redhill's retail and evening economy. The town centre location enabled a significant residential opportunity for 153 apartments sitting over the ground floor commercial space.

Planning consent was achieved in January 2017.

Project Details

- £70m mixed-use town centre scheme
- 5 mid-market restaurant units
- 6 screen cinema
- 6 retail units

Cinema, retail units,
mid-market restaurants
and 153 Apartments





New Riverside mixed use Scheme with 1, 2 and 3 bed apartments



BEDFORD RIVERSIDE NORTH

Bedford

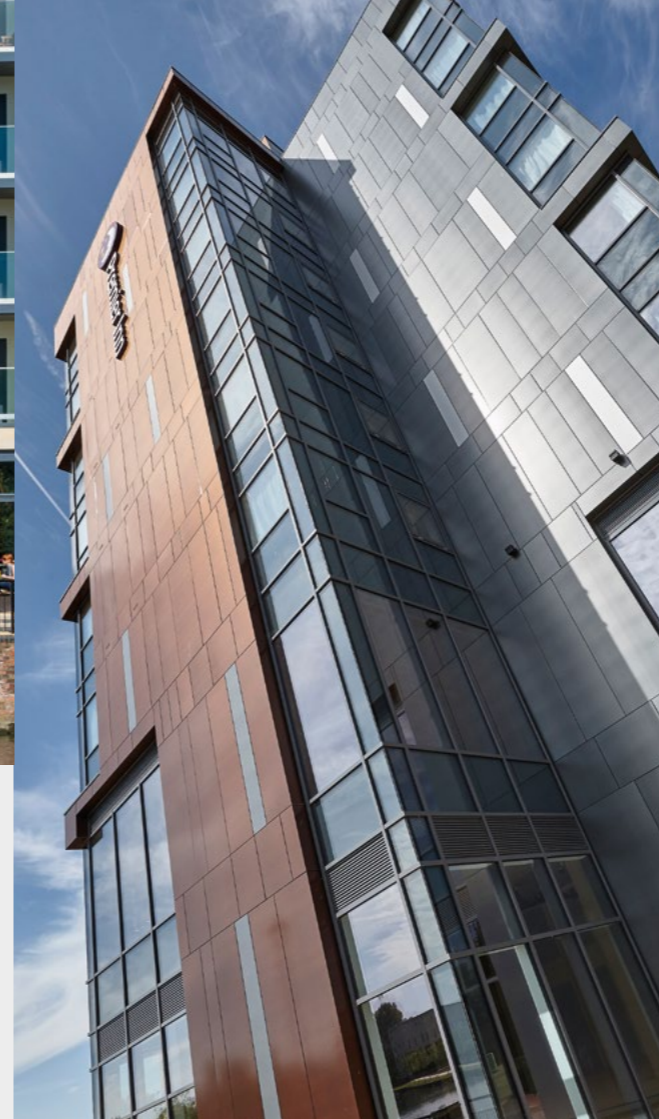
Bedford Borough Council sought a development partner to regenerate a council owned car park and former Town Hall. Coplan was originally selected in partnership with Linkcity by the council. Bouygues Construction were appointed main contractor.

Coplan funded the commercial elements with TH Real Estate and the residential elements funded through Delph Property Group and The Guinness Trust. The Scheme opened in summer 2017.

Project Details

- £40m mixed-use town centre scheme
- 12 retail / restaurants units, including: Bella Italia, Miller & Carter, Zizzi, Mexico, Coal Bar & Grill, Wagamama, Lounges and Anytime Fitness
- 7 screen Vue cinema
- 100 bed Premier Inn hotel
- 66 residential riverside apartments
- New town square and footbridge over the river





LOUNGES



MILLER & CARTER
- STEAKHOUSE -



wagamama



HORNSEY TOWN HALL

Crouch End

The London Borough of Haringey sought a partner with experience in delivering large scale mixed-use developments to help fulfil its ambition for the restoration of the iconic Grade-II listed Hornsey Town Hall site situated in the heart of Crouch End.

Coplan and Far Eastern Consortium have been selected through the OJEU process to deliver a comprehensive development that will ensure a long term sustainable future for the former town hall.

Planning permission was granted in December 2017.

Project Details

The £36 million development refurbishment plan will include:

- The complete refurbishment of the Grade II* listed Hornsey Town Hall will be funded by 146 new residential apartments.
- A new community arts centre and café / Restaurants
- Improvements to the public realm, including public access to the town hall square
- 67 bed hotel in part of the building



WOKING GATEWAY

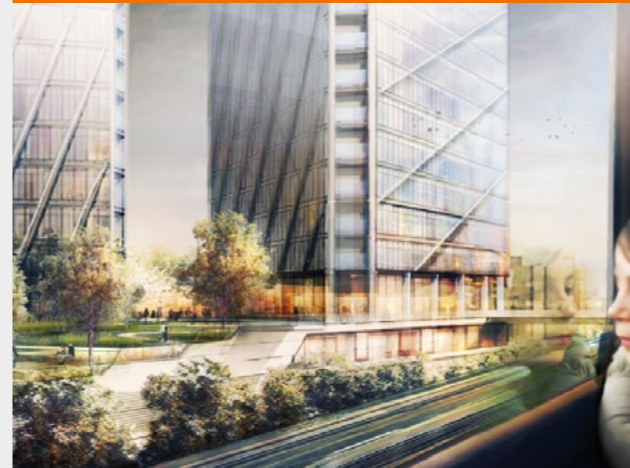
Woking

Woking Borough Council sought a development partner to regenerate a key town centre 1.5 acre site adjacent to Woking station. Following an intensive OJEU process Coplan was selected to bring forward a mixed use scheme complimenting the emerging cluster of taller buildings within the town centre.

Coplan will enter into a development agreement in early 2018 and undertake final design, planning and CPO work through to 2020.

Project Details

- £200m mixed use town centre scheme
- 470 residential apartments either for sale or build to rent
- 50,000 sq ft of retail commercial space
- Elevated public gardens



“ I am delighted that we are moving to the next phase for the continued growth and evolution of Woking, which will be a huge boost to the local economy and will complement our Victoria Square development. Our chosen partner, Coplan, has a wealth of experience, successfully delivering similar schemes for local authorities and we look forward to working with them as we re-energise and reinvigorate the area. ”

CLlr David Bittleston, Leader of Woking Borough Council



STATION ROAD

Sidcup

This mixed use retail and office site next to Sidcup station was acquired in 2015. Sidcup is located 11 miles to the south east of central London. The site comprises a mid size food store at ground floor with two floors of offices above let to a recruitment company. There is also a 60 space car park to the rear.

This is an income producing mixed use investment site with development potential in the medium term. Coplan is currently working with the London Borough of Bexley on possible redevelopment options incorporating a significant number of new homes.

Project Details

- Adjacent to station
- 11,000 sq ft Co-Op food store
- 5,000 sq ft offices
- 60 surface car parking spaces
- Comprehensive development potential



TROCOLL HOUSE

Barking

Coplan acquired Trocoll House in Barking in 2006. Planning consent was achieved for a major mixed-use regeneration project.

Once constructed this gateway scheme will provide 198 residential units, comprising a mixture of 1 and 2 bedroom apartments and will be one of the first purpose-built for the build to rent sector in Barking Town Centre providing much needed professionally managed housing for the Borough.

The existing Barking Dog pub will remain, and additional ground floor commercial space will be incorporated on Wakering Road, which could accommodate a wide variety of complimentary uses. The site has now been sold to Patrizia, UK.

Project Details

- £80m mixed-use town centre scheme
- 198 one / two bed apartments for the Private Rented / Build to Rent Sectors
- 4,000 sq. ft. commercial unit
- Secure car parking
- JD Wetherspoon PLC



ST NICHOLAS WAY

Sutton



Coplan acquired the site in May 2006 as a long-term redevelopment opportunity providing existing income. Planning consent for the redevelopment of the upper floors was obtained in March 2013.

An agreement for the lease was signed with Premier Inn Hotels Ltd on institutional terms. Following further negotiations regarding the restaurant opportunities at ground floor, the site was subsequently sold to Whitbread Group Plc for a Premier Inn and Beefeater redevelopment.

Project Details

- £15m mixed-use town centre scheme
- Existing 2 - storey 30,000 sq. ft. bowling alley / leisure operation
- Planning permission obtained for 4 storey 119 bed hotel above the bowling alley
- Hotel pre-let to Premier Inn, site sold to Whitbread Group PLC



Project Details

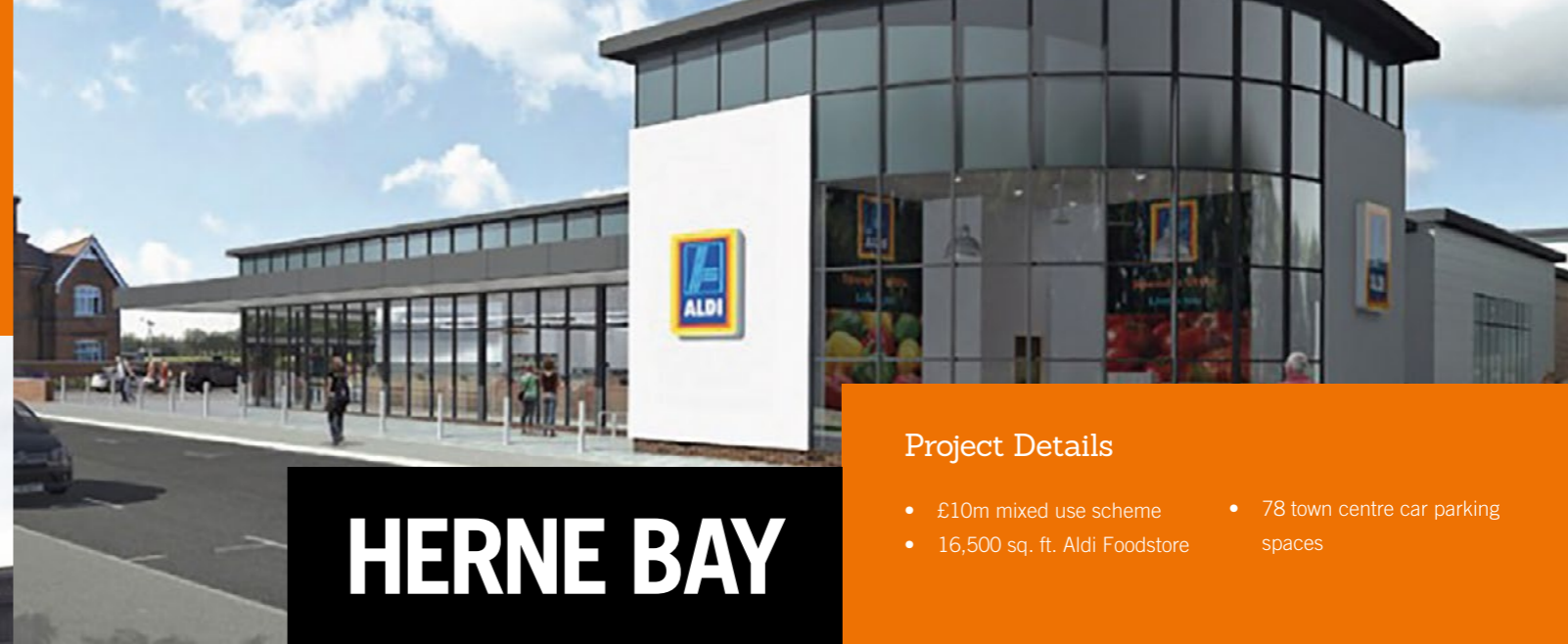
- £7m mixed-use scheme
- 16,500 sq. ft. Aldi Foodstore
- 3,000 sq. ft. medical centre
- 7,000 sq. ft. Iceland Foodstore
- 110 surface car parking spaces

CHURCH LANE

Bedford

Bedford Borough Council sought a development partner to regenerate a council owned district centre located to the north west of Bedford town centre. Following an OJEU process Coplan was selected as the preferred development partner.

Following the signing of the development agreement a full planning application for the site was submitted. Phase 1 consisted of an Aldi foodstore and phase 2 a medical centre and Iceland foodstore. The scheme was completed in 2014.



HERNE BAY

Kent

Project Details

- £10m mixed use scheme
- 16,500 sq. ft. Aldi Foodstore
- 78 town centre car parking spaces

Canterbury City Council sought a development partner to regenerate a council owned car park in the heart of Herne Bay.

Following an intensive OJEU process Coplan, in partnership with Denne Construction, was selected as the preferred development partner.

Entering into a development agreement, the team progressed the design while operator interest was established in the scheme.

The Aldi foodstore completed in late 2016 and we are now looking at Phase 2 options in the town centre.

THE TEAM

Our team brings together experience in all aspects of development, acquisitions, lettings, funding, construction and asset management. We like to think we understand the importance of long lasting relationships and are a pleasure to do business with.



BSc (Hons), MCIQB, MAPM
barrygoode@coplanestates.com
+44 (0) 20 7016 6195

Barry is our construction director and has been involved with significant mixed use and residential projects.

Construction Director

BARRY GOODE



NICK DOYLE



Managing Director

BSc, MRICS
nickdoyle@coplanestates.com
+44 (0) 20 7016 6191

Nick is a co-founder of Coplan and specialises in property investment and development.



COLIN MCQUESTON



Head of Development

BSc (Hons)
colinmcqueston@coplanestates.com
+44 (0) 20 7016 6192

Colin is a co-founder of Coplan and specialises in development of large mixed use schemes.



BSc (Hons) MRICS
johnrumsey@coplanestates.com
+44 (0) 20 7016 6190

John is our Development Director and focuses on new acquisitions and developments.

Development Director

JOHN RUMSEY



PAUL STANLEY



Head of Investment

MBA BSc MRICS
paulstanley@coplanestates.com
+44 (0) 20 7016 6193

Paul is a co-founder of Coplan and specialises in asset management.

NIC MELLOR



Finance Director

ACA
nicmellor@coplanestates.com
+44 (0) 20 7016 6194

Nic is our Finance Director and deals with all the financial aspects of our development and asset management operations.

visit www.coplanestates.com



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CONTACT US

5 Conduit Street
London W1S 2XD
T: 020 7016 6190
info@coplanestates.com
www.coplanestates.com



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