

April 2023

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**Warwickshire**  
Property & Development



## LATEST NEWS



Photo caption: Left to right - Adam Daniels (Countryside Partnerships), Cllr Peter Butlin (Warwickshire County Council) and Stuart Buckley (WPDG).

## Major joint venture announced with Countryside Partnerships

**Warwickshire County Council and its property company Warwickshire Property & Development Group (WPDG) have announced a major new joint venture with leading developer Countryside Partnerships, which will see 2,000 new homes created across the county.**

Develop Warwickshire will help bring sites forward for housing over the next 30 years, with three being

The partnership with WPDG and the mixed-tenure developer, which will see £2.5 billion of developments completed, is part of the county's drive to realise the potential of its development sites, commercial buildings and mineral rights in as sustainable a way as possible, creating homes and jobs for local people.

The first three sites to be brought forward are in Nuneaton, Warton and Water Orton, which are all allocated in local plans or have achieved planning consent. All the developments will comply with local authority affordable homes criteria.

Stuart Buckley, Managing Director of Warwickshire Property & Development Group, said: "We are delighted to be moving forward with Countryside, helping to unlock these sites, create homes and stimulate communities.

"The whole reason for the formation of WPDG is to help realise the potential of the Council's property and land assets, and housing is a main pillar of that drive. Countryside is an award-winning, highly-regarded housebuilder and it shares our vision for placemaking and sustainable communities."

Read more [here](#)



## WPDG's first industrial development on track

**Major progress has been made on a new 42,000 sq ft industrial scheme in Southam with a string of key announcements in recent months.**

Planning consent was granted for the scheme at Holywell Business Park in January 2023 and WPDG named Warwick based MCS Group as the contractor for the scheme.

The contractor is now on site and work is underway to build the nine units for the scheme, which is part of the Kineton Road Industrial Estate in Southam.

It will feature nine units between 1,900 sq ft and 15,000 sq ft to suite a range of businesses. It is the first industrial development from WPDG and also its first construction project.

As part of the development, WPDG has completed the purchase of Biodiversity Net Gain Credits which will support work at the 4,000-acre Alscot Estate, which is three miles south of



## Green light for new homes in Warton

**A development of 71 new homes in Warton has been given the green light by North Warwickshire Borough Council with construction set to start in spring.**

The scheme is being delivered by Develop Warwickshire and will comprise of a mix two, three, and four bed houses and bungalows.

It will be known as Brookmill Meadows and has secured reserved matters consent from North Warwickshire Borough Council.

Brookmill Meadows will include 40 per cent affordable housing, which will be an equal split of shared ownership and affordable rent. The homes will be energy-efficient and sustainable, with each home being built using modern methods of construction, benefitting from an air source heat pump and electric vehicle charging point.

Rob Andrews, Head of Development at

Alscot Estate's biodiversity project aims to secure a future for plant and animal species on the country estate by the improvement and natural grasslands and woodlands, creating wildlife corridors and encouraging rare species to thrive.

Rob Andrews, Head of Development at Warwickshire Property & Development Group, said: "It's great to see work on site and the project is progressing to plan, having received planning only a few months ago.

"This is a scheme that will support the local economy by providing varied and high quality accommodation in a range of sizes which will suit different needs."

Read more about the scheme [here](#)

**Photo caption:** Proposed commercial scheme at Holywell Business Park in Southam.



## Consultation held for Water Orton development

**Warwickshire Property & Development Group (WPDG) held a consultation event in a North Warwickshire village ahead of submitting plans for a development of 60 new homes.**

The proposed development in Water Orton is on the site of a former primary school and more than 80 people attended the event at a village community centre to find out more about the plans, including access and ecology.

The consultation event followed significant stakeholder engagement in the area by WPDG, which included leaflets being dropped into several hundred homes near the site.

The development is being delivered by Develop

matters consent on this important scheme of high-quality new homes in Warton.

"We are expecting to be on-site in the spring and we're very excited about the benefits this development can bring to people in the area."

Phil McHugh, Managing Director, West Midlands, Countryside Partnerships, added: "We are delighted to get the green light to start work on this exciting new development in partnership with Warwickshire Property & Development Group.

"This exciting joint venture, will enable us to deliver high-quality, mixed-tenure homes at scale across the region, delivering true regeneration for local communities. We can't wait to start making this a reality in Warton."

Read more [here](#)

**Photo caption:** Artist's impression of the Warton scheme.



## Biodiversity boost for Ryton Pools Country Park

**A flock of Hebridean sheep are helping to boost the biodiversity of a popular Warwickshire Country Park after a deal was completed with a shepherd from near Rugby.**

Dale Huddlestone has introduced his pedigree flock of 50 sheep to land at Ryton Pools Country Park after securing a letting agreement through Warwickshire Property & Development Group (WPDG).

Warwickshire Property Management Ltd (WPM) part of WPDG manages the lettings on hundreds of Warwickshire County Council-owned properties that have been let to third parties, such as farms, commercial units, surplus properties, schools and country parks.



It is an allocated housing site and WPDG is proposing the delivery of a mix of 2, 3 and 4 bed houses, maisonettes and bungalows. The site features a historic former Victorian school building and plans to retain that building as part of the residential scheme.

Develop Warwickshire is targeting submitting a planning application for the site to North Warwickshire Borough Council in May 2023.

Rob Andrews, Head of Development at Warwickshire Property & Development Group, said: "We had a lot of interest in the development and overall it was a very positive consultation event. This is a scheme that aligns with the neighbourhood plan and will provide homes for the growing community in Water Orton.

"We will be taking into consideration all of the feedback we received and building that into our planning application before submitting later this year."

**Photo caption:** Plans for the development at Water Orton.

background, has been managing livestock for around five years and has a small holding of around six acres.

His Hebridean sheep (often referred to as 'Hebs' (Hardy Economical Black Sheep) have picked up rosettes at three major country shows last year, including the Royal Three Counties, Staffordshire County and Royal Cheshire.

The award-winning sheep are grazing across three green spaces at Ryton Pools Country Park, including the biodiversity offsetting meadow.

The project is aligned with the conservation and wildlife management strategy at Ryton Pools Country Park.

Dale said: "Hebridean sheep are popular for conservation grazing and ideal for carrying out the work required to support the conservation project at Ryton Pools Country Park.

"Being from the locality, I've spent time with my family at the park over the years and it's great to be able to have a positive impact on such an important space for the region."

WPDG's asset management team provides letting management for more than 600 assets.

**Photo caption:** Dale Huddleston with Revel Braavos at the York Rare Breed Show & Sale.

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