

Term Sheet

TARGET RAISE	£50 million made up of 50,000 loan notes at £1,000 each
MINIMUM INVESTMENT	£5,000 per product
TYPE OF INVESTORS	<ul style="list-style-type: none">• High net worth and sophisticated investors• Pension investors• Company investments

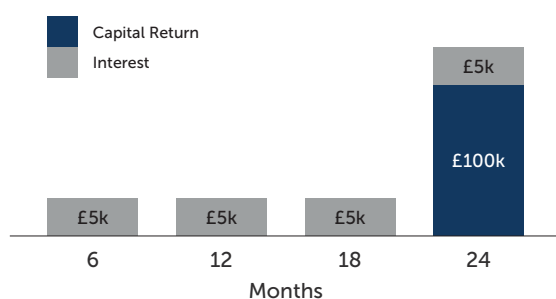
INVESTMENT OFFER

Investment Returns

What are the returns for each option on a £100,000 investment?

2 Year Biannual Income Product

10% fixed rate loan notes with simple interest payable in arrears biannually (paid every 6 months).



2 Year Deferred Product

12% fixed rate loan notes with simple interest to accrue annually and payable on the final redemption date with the return of capital.



INVESTMENT SUMMARY

- Short term investment opportunity
- Loan note terms of two years with income and deferred interest options
- Minimum investment of £5,000
- Interest earned will be 10% or 12% per annum gross dependent on type of loan note chosen
- Secured with a first legal charge over properties purchased and a fixed and floating charge
- Security Trustee appointed to represent the interests of the loan note holders

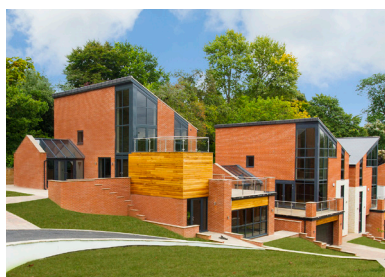
SECURITY OFFERED

Notes are secured by a debenture over Godwin Capital No.8 in favour of the Security Trustee, In addition, the Security Trustee will hold a first legal charge on behalf of loan note holders over the land and properties purchased.

APPLICATION PROCESS

Simple and straightforward application process with documentation submitted to **Godwin Capital No.8**

Reliance on this financial promotion and the Information Memorandum (IM) for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing some or all of the cash invested. If you are in any doubt in relation to the contents of these documents or what to do in relation to them, you should consult with an appropriately qualified independent professional, such as an Independent Financial Adviser, Accountant, Solicitor or Stockbroker who is appropriately authorised and regulated. Subscribing to the Loan Notes offered under the IM is not an activity covered by the Financial Services Compensation Scheme (FSCS) and consequently applicants will not be eligible to apply for any compensation from the FSCS.



We are proud to work with:



Godwin Capital

Godwin
Developments



Property Development Track Record

Part of
GodwinGroup

WHO WE ARE

An experienced national property developer

Godwin Developments is a UK property developer with a track record in delivering residential, commercial and mixed-use schemes in partnership with both the private and public sectors.

Our diversified national portfolio covers Build-to-Rent (BTR) developments, affordable homes and purpose-built student accommodation (PBSA) as well as retail, convenience and roadside projects.

With expertise from land acquisition and securing planning consent through to full build, our current pipeline exceeds £1 billion of developments across 3 million sq. ft. and includes in excess of 2,800 residential units.

Headquartered in Birmingham, we also have offices in Central London and Nottingham with a strong in-house team of 45+ professionals supported by an experienced Property Advisory Board of leading industry experts. As a member of the Godwin Group of companies, we benefit from access to development funding which enables us to secure land opportunities and progress schemes quickly and efficiently.

All our projects are underpinned by the aim of delivering a shared gain – whether through sustainability, employment, equality, training, or health and wellbeing – with the objective of creating places that support people, communities and the environment.



Property portfolio exceeding
£1 billion 
of development

Pipeline of
3m  **sq. ft**

2,800+ 
residential units

 **45+** experienced property professionals and advisory board

WHAT WE DO

We create destinations that shape opportunities

Operating across a range of tenures and customer requirements, we bring the expertise of our team, decades of knowledge in property and end-to-end capabilities to deliver residential, commercial and mixed-use schemes that shape opportunities for residents, investors and end-users alike.





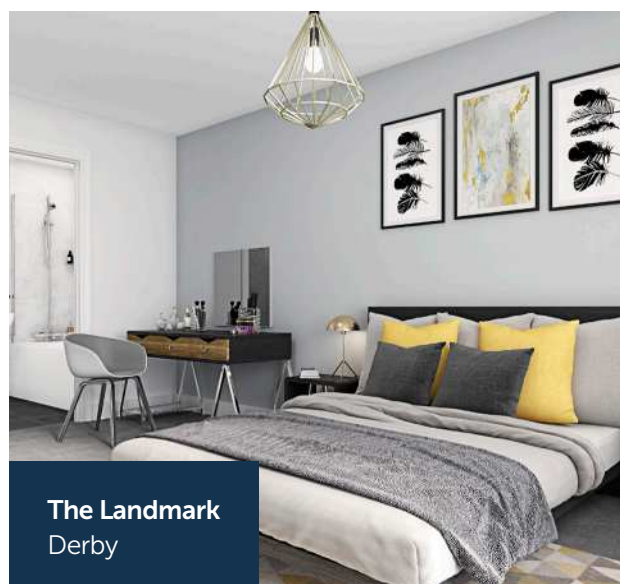
Creating spaces for living is all about meeting the changing lifestyle aspirations of residents.

That is why our residential projects are forward-looking and designed to deliver flexible personal and shared spaces suited to their current and future inhabitants.

From purpose-built accommodation for students and quality city centre BTR apartments for professionals, to growing families in affordable or Built-To-Rent suburban homes, all our schemes aim to promote better living and stronger community connections while also creating high value investment opportunities for investors. In doing so they deliver desirable destinations where people can fulfil their potential, while also helping towns and cities to prosper.

We work across the following sectors:

- ✓ Urban build-to-rent (BTR)
- ✓ Suburban BTR / Single family housing
- ✓ Purpose-built student accommodation (PBSA)
- ✓ Affordable homes





Brampton Hut
Huntingdon

Commercial Development

With a growing need for convenience and an emphasis on local living, there are new opportunities for retail and business brands to drive the future of the sector.

The places where we shop and work are changing - and with change comes an opportunity to create property in new locations allowing commercial customers to build market share quickly and reliably. Through our recognised experience and reputation for delivery, we have already established partnerships with well-known national and international brands such as EuroGarages, Lidl, McDonald's, Burger King, Starbucks, Costa Coffee, Subway, Greggs and Co-op - and our list of clients continues to grow. They choose us because of our ability to secure land in the locations they seek, obtain planning permission quickly and efficiently and guarantee the quality of their new premises.

Our commercial property development experience includes:

- ✓ Supermarkets
- ✓ Coffee and fast food drive thru and drive to units
- ✓ Petrol stations
- ✓ Roadside retail developments
- ✓ Convenience stores
- ✓ Retail parks
- ✓ Retail units



Lidl
Birmingham



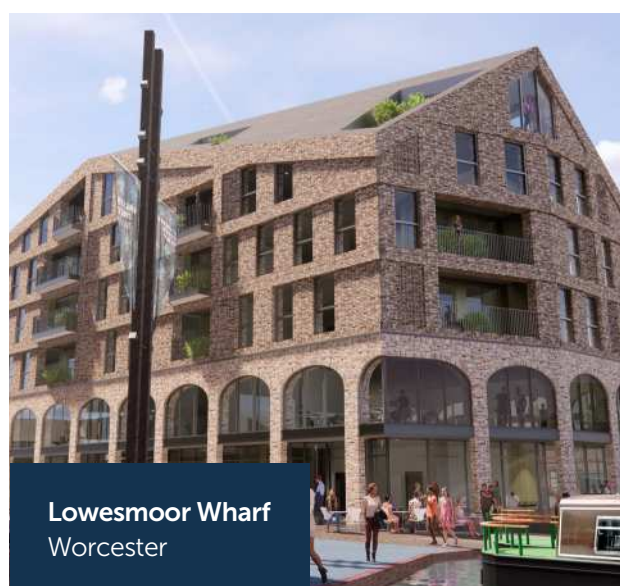
McDonald's
Nottingham



Mixed-Use Development

Mixed use schemes enable more viable futures for city and town centres by bringing space back into use, building new homes, supporting business and employment, and improving neighbourhoods.

With the regeneration of urban centres taking centre stage for many local authorities, there are growing opportunities nationwide to deliver well-designed schemes of quality that create unique destinations to live and play. Our projects – which usually include a mix of residential and commercial spaces – have a strong sense of place and seek to enrich local communities. Working closely with stakeholders, we aim to maximise the full potential of the setting and support it further through environmental, sustainability, accessibility and well-being benefits.



Lowesmoor Wharf
Worcester

HOW WE DO IT

We believe in sharing success to deliver prosperity

From large city centre BTR developments and student accommodation schemes to retail parks and discount supermarket stores, we understand that while the needs of each customer and stakeholder are different, the only way to truly succeed in property is by sharing opportunities for growth and regeneration.



Growing secure returns on capital for investors

We provide investment partners with property opportunities that generate long-term stable returns and capital growth.



Expanding operators' and end-users' market share

We help owners and operators expand their property portfolio and market reach to serve more customers and grow their business.



Building desirable destinations for people

We support the continuous reinvention of towns and cities by creating sought-after destinations to live, work and play.

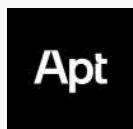


Enriching communities

We create property that brings a net positive gain for communities, towns, cities and regions.

Our customers and partners

We work with a wide range of customers, industry partners and extended stakeholders. Here is a small selection of businesses we have recently collaborated with:





The Meridian

Sheffield

The Meridian is Godwin Developments' latest gateway BTR scheme, situated in close proximity to Sheffield city centre, Sheffield station, Sheffield Hallam University and a number of retail and leisure offerings.

Located on the corner of Farm Road and Queens Road, the development consists of one-, two- and three-bedroom modern open plan apartments, 94 of which have private balconies. The contemporary 23-storey building incorporates a substantial amount of flexible ground floor space to provide residents' amenities such as concierge reception, co-working spaces, residents' lounge and a gym, as well as bicycle storage and car parking. It also features a landscaped sky garden, available exclusively to residents, and a new external plaza fronting onto Queens Road.



Development type
**Residential:
Urban BTR**



Number of units
336



Land Size
c. 1 acre (0.4 ha)



Development stage
Planning submitted



Gross Development
Value (GDV)
£70m



The Landmark

Derby

The Landmark is the tallest consented building in Derby and one of the very first Built-to-Rent developments in the city.

With over 200 contemporary BTR homes in close proximity to central Derby and the historic Silk Mill, the scheme is set to regenerate a prominent city location, contributing towards the local requirements for homes and improving public realm whilst also attracting and retaining professionals locally.

Residents will benefit from a range of exclusive amenities including concierge reception, gym, lounge, guest suite and cafe area. The scheme will also contain 47 car parking and 36 bicycle storage spaces and will be within a 5-minute walk of Derby city centre.

The Landmark is a part of the wider masterplan for the regeneration of the Derby Riverside, which will expand the heart of the city and will include new living, leisure, retail and work opportunities.



Development type
**Residential:
Urban BTR**



Number of units
201



Land Size
2.73 acres (1.1 ha)



Development stage
Planning secured



Gross Development
Value (GDV)
£31m



Funding by Godwin Capital

Cathedral Green

Ely, Cambridgeshire

Cathedral Green is an 'urban village' development which will create 116 brand new, single-family BTR houses and apartments and flexible office space. The extensively landscaped scheme is situated at a gateway location in the historic city of Ely and within an easy commute to nearby Cambridge.

When redeveloped, the former 4.92-acre brownfield site will contain 57 two- and three-bedroom properties with private gardens, 59 one- and two-bedroom low-rise apartments with balconies, 122 resident and guest parking spaces and 15,683 sq. ft. of flexible office space. Cathedral Green will also feature extensively landscaped open spaces, intended to host community activities and become places for neighbours to meet and socialise. It will include a woodland walk that will seamlessly link the development to the wildlife site at the rear of the scheme, as well as natural play areas for children, a teens' retreat and exercise space. The development will be located within a 10-minute walk of Ely city centre and a range of local amenities such as food stores, schools, and a doctor's surgery.



Development type
**Residential:
Suburban BTR/
Single Family Housing**



Number of units
**116 residential &
1 commercial unit**



Land Size
4.92 acres (1.99 ha)



Development stage
Planning submitted



Gross Development
Value (GDV)
£28.1m



Funding by Godwin Capital

Lowesmoor Wharf

Worcester

Lowesmoor Wharf is a unique waterside development in the Canalside Quarter of central Worcester. It proposes the creation of a lifestyle-led destination in the city, which will incorporate residential and commercial spaces and extensively landscaped public realm.

Godwin Developments' plans are set to completely transform this centrally located site, positioned within a five minute walk of Worcester city centre and between the key railway stations of Worcester Foregate Street and Worcester Shrub Hill. Designed by award-winning architects Apt, the scheme will feature seven buildings of varied height containing 271 apartments, 30,000 sq. ft. of office, 9,000 sq. ft. of retail and 8,400 sq. ft. of food and entertainment space. It will also provide a total of 674 bicycle storage spaces – 456 for residents and a further 218 for public use - and incorporate canal-styled water features, reflecting the rich heritage of the city and the Midlands region.



Development type
Mixed use



Number of units
271



Land Size
3.2 acres (1.3 ha)



Development stage
Planning submitted



Gross Development
Value (GDV)
£85m



Central Square

Birmingham

Located just 13 minutes by train from Birmingham city centre, Central Square is a major high street regeneration scheme, set to bring new homes, commercial opportunities and improved public spaces to Erdington - one of the busiest residential areas of the city.

Upon delivery, the development will provide up to 250 residential units alongside circa 6,500 sq. ft. of commercial and food and beverage space.

Central Square is part of the wider transformation of the Erdington area and fits into Birmingham City Council's plans to revitalise this high street by creating a new destination for residents to live, work and entertain.



Development type
Mixed use



Number of units
250



Land Size
3 acres (1.62 ha)



Development stage
Pre-application



Gross Development
Value (GDV)
£50m



Funding by Godwin Capital

The Bendigo Buildings

Nottingham

The Bendigo Buildings are a 783-unit purpose built student accommodation scheme (PBSA), set in close proximity to Nottingham city centre, Nottingham Trent University and the shopping and entertainment districts in the city.

The development consists of two buildings, positioned adjacent to each other on Bath Street and overlooking St. Mary's Rest Garden. The scheme incorporates a mix of modern studio apartments, four-, five- and six bedroom clusters and disabled studio rooms. It will also include a range of amenities such as a spacious residents' lounge and reception area, gym, study and games rooms, as well as fully landscaped courtyard garden with outdoor seating, recreational and outdoor exercise equipment, basement parking for 55 vehicles and 376 bicycle storage spaces. Three commercial units, located at ground floor level, are also proposed as an additional amenity for residents and the neighbouring community.



Development type
**Residential:
PBSA**



Number of units
783



Land Size
1.035 acres (0.415 ha)



Development stage
Planning submitted



Gross Development
Value (GDV)
£75m



Agard Street

Derby

Agard Street is a prominently located student living scheme, positioned close to the University of Derby's Law School, forthcoming Business School and in close proximity to Derby city centre.

The development is a 7-storey building, benefitting from full planning permission for the construction of 142 self-contained student studios in addition to resident-focused facilities (reception area and student lounge) and dedicated management spaces.

The site is positioned next to a wide range of local amenities including public transport, supermarkets, cafes, restaurants and doctor's surgery and within a short walk to Derby railway station.



Development type
**Residential:
PBSA**



Number of units
142



Land Size
0.31 acres (0.13 ha)



Development stage
Planning secured



Gross Development
Value (GDV)
£10m



Funding by Godwin Capital

Lower Bridgeman Street

Bolton

Proposals for this 1.3 acre gateway site in Bolton are currently being prepared. The c. 400-unit residentially led scheme, including a provision for commercial units, will transform the location into a new community.

Situated in close proximity to the town centre, the land forms part of the Trinity Quarter Intervention area in Bolton, and benefits from new transport, cultural, amenity and community facilities. From its prominent location - just 200m from Bolton railway station - it is within a 15-minute commute of Manchester and provides quick access to the regional and national road networks via the A666 St. Peters' Way. In addition, the site is within walking distance of the University of Bolton, one of the fastest growing higher education establishments in the UK, as well as Bolton's Community and Sixth Form Colleges.



Development type
Residential



Number of units
c. 400



Land Size
1.3 acres (0.53 ha)



Development stage
Pre-application



Gross Development
Value (GDV)
TBC








Stonely Grange

Stonely, Cambridgeshire

Stonely Grange is a 2.5-acre development of luxury family homes, situated in the Cambridgeshire village of Stonely, near Kimbolton.

The development will deliver 8 personalised high specification homes.

	Development type Residential
	Number of units 8
	Land Size 2.5 acres (1 ha)
	Development stage Pre-application
	Gross Development Value (GDV) £10m



Alexandra Park

Nottingham

Alexandra Park is a completed 4.5-acre development situated in the prestigious Mapperley Park area of Nottingham.

Acquired with planning permission for 15 luxury detached houses, the scheme was designed for all properties to meet a Code 6 specification over a year before its planned introduction and included full home automation and ground source heat pumps. The project was completed in 2018.



Development type
Residential



Number of units
15



Land Size
4.5 acres (1.82 ha)



Development stage
Completed



Completion
2018



Gross Development
Value (GDV)
£11m



Bletchley View

Milton Keynes

Bletchley View is a modern, residentially-led development of apartments, town houses and three commercial units, which is situated at the heart of Bletchley in Milton Keynes and within a 37-minute commute of central London.

Located at a strategic junction in the Oxford Cambridge Arc, Bletchley View is adjacent to Bletchley station and just 3 miles south-west of Milton Keynes city centre. In the near future, the development will also benefit from direct connections to Oxford, Bedford and Cambridge upon completion of East West Rail.

The scheme, which is a part of the multi-million pound regeneration plan for Bletchley, contains a mix of 172 modern apartments and 12 townhouses. It is within an easy walking distance to a range of local amenities including supermarkets, doctor's surgery, primary and secondary schools, shopping centres and outdoor spaces, and only a mile from Bletchley Park, the home of the World War II Codebreakers.



Development type
**Residential:
Affordable/
Single Family Housing**



Number of units
184



Land Size
4 acres (1.62 ha)



Development stage
Planning secured



Gross Development
Value (GDV)
£50m



Woodland Rise

Doncaster

Woodland Rise is a suburban BTR scheme of single family homes in Bentley, Doncaster, ideally located for easy access to transport links and the nearby Trans Pennine Trail.

The consented development consists of a mix of two- and three-bedroom properties and when completed, will deliver high-quality accessible homes for local residents.

The scheme benefits from landscaped community space, access to the Trans Pennine Trail which borders the site to the east, and a range of local amenities - including an infant and primary school, supermarket as well as food and beverage offerings.

Woodland Rise is within a 6-minute walk of Bentley Train Station, with direct services into Doncaster, as well as an easy commute to Rotherham, Sheffield and Leeds. It is well connected by road to the North of England via the M62 and M18, and beyond via the M1 motorway, which is accessible within 30 minutes.



Development type
**Residential:
Affordable/
Single Family Housing**



Number of units
60



Land Size
3.5 acres (1.42 ha)



Development stage
Planning secured



Gross Development
Value (GDV)
£9m



Funding by Godwin Capital

The Crescent

Nottingham

The Crescent is a suburban development of single family homes, set to contribute to the rising requirements for housing in the Bulwell area of Nottingham.

Upon completion, the 2.37-acre site will provide 45 affordable properties for families and contain a mix of two- and three- bedroom houses. The Crescent is situated in close proximity to nursery, primary and secondary schools as well as abundant local amenities including supermarkets, doctor's surgery, retail outlets and eateries. It is also near well-serviced bus routes and just a 10-minute walk from Bulwell Railway Station, with regular trains into Nottingham and further afield.



Development type
**Residential:
Affordable/
Single Family Housing**



Number of units
45



Land Size
2.37 acres (0.96 ha)



Development stage
Planning secured



Gross Development
Value (GDV)
£8m



Maple Fields

Nottingham

The Crescent is a 57-unit two- and three-bedroom development of single family homes, located in the Bulwell area of Nottingham.

Upon completion, the 2.83-acre former playing field site will provide 57 properties for families and contain a mix of two- and three- bedroom houses. The Maple Fields development is situated in close proximity to nursery, primary and secondary schools as well as abundant local amenities including supermarkets, doctor's surgery, retail outlets and eateries. It is also near well-serviced bus routes and just a 10-minute walk from Bulwell Railway Station, with regular trains into Nottingham and further afield.



Development type
**Residential:
Affordable/
Single Family Housing**



Number of units
57



Land Size
2.83 acres (1.15 ha)



Development stage
Planning secured



Gross Development
Value (GDV)
£9m



Honeswood Close

Birmingham

Honeswood Close is a 34-unit housing association development in the Handsworth area of Birmingham.

The former 2.5-acre disused land site was initially acquired by Godwin Developments without planning permission. Situated in the middle of a well-established residential area, and benefitting from access to transport links, amenities and green spaces, it has a clear potential for affordable homes. The business worked closely with the local authority and a range of local stakeholders to secure planning consent after which the scheme - consisting of a mix of houses and apartments - was constructed and handed over to affordable provider Circle Housing in 2017.



Development type
**Residential:
Affordable/
Single Family Housing**



Number of units
34



Land Size
2.5 acres (1.01 ha)



Development stage
Completed



Completion
2017



Gross Development
Value (GDV)
£4m



Dairy Close

Walsall

Dairy Close is an affordable housing development of 36 homes, located in close proximity to Walsall town centre.

The 1.7-acre site had a clear regeneration potential from the outset. Godwin Developments worked closely with the local authority to amend the existing planning permission in order to deliver additional homes. The scheme was amended to a 36 housing and apartments mix and was completed in 2017 when it was handed over to Sanctuary Housing.



Development type
**Residential:
Affordable/
Single Family Housing**



Number of units
36



Land Size
1.7 acres (0.69 ha)



Development stage
Completed



Completion
2017



Gross Development
Value (GDV)
£6m








Dudley Road

Birmingham

A 56-unit affordable housing scheme, developed and handed over to the operator Accord Housing Association.

The former disused car park and scrub land site on Dudley Road was prime for redevelopment when acquired by the business. Godwin Developments worked with the local authority to modify the scheme to minimise noise pollution for local residents and secure planning permission for the scheme, which was handed over to the operator on completion.

	Development type Residential: Affordable/ Single Family Housing
	Number of units 56
	Land Size 3.5 acres (1.42 ha)
	Development stage Completed
	Gross Development Value (GDV) £6m



Moon Crescent

Nottingham

Moon Crescent is a 42-dwelling housing association development, situated in Eastwood, Nottingham.

The 2.5-acre site - formerly the Moon and Crescent Public House - was acquired in 2016 and was transformed into a combination of apartments and one-, two- and three-bedroom semi-detached houses. The scheme was completed and handed over to the housing association in 2017.



Development type
**Residential:
Affordable/
Single Family Housing**



Number of units
42



Land Size
2.5 acres (0.81 ha)



Development stage
Completed



Completion
2017



Gross Development
Value (GDV)
£13m



Funding by Godwin Capital

Lidl Supermarket

Birmingham

A brand new c. 23,000 sq. ft. grocery store development for international retailer Lidl, situated in the busy Birmingham suburb of Kings Heath.

The modern purpose-built development benefited from a highly visible location, improved pedestrian and vehicular access and features an attractive, single-storey unit with a glazed frontage, an in-store bakery, and a car park with capacity of 120 spaces.

Godwin Developments developed the site throughout - from site identification, amending and securing planning permission, appointing national construction business Winvic as the main delivery partner, and successfully handing the scheme over to Lidl in February 2020. The store opened its doors to customers in June of the same year.



Development type
**Commercial:
Grocery Retail**



Number of units
1



Land Size
2 acres (0.81 ha)



Development stage
Completed



Completion
Q1 2020



Gross Development
Value (GDV)
£8m



Wisbech Gateway

Wisbech, Cambridgeshire

Wisbech Gateway is a high-traffic retail park development, positioned off the busy A47 in Cambridgeshire, set to serve local residents and six million vehicles passing the site annually.

The 10-acre land site, located on the outskirts of the town of Wisbech, was acquired with planning permission for a range of commercial uses including roadside services, a petrol filling station, hotel and offices.

At present, Godwin Developments is in active discussions with a number of commercial end-users looking to take advantage of this attractive and highly visible roadside retail location.



Development type
**Commercial:
Retail Park**



Number of units
7



Land Size
10 acres (4.05 ha)



Development stage
**Outline planning
permission**



Gross Development
Value (GDV)
£24m



Brampton Hut Services

Huntingdon

Brampton Hut is a newly constructed roadside retail scheme, situated next to the established Brampton Hut service station in Huntingdon, Cambridgeshire. The development of six retail units and 60 car parking spaces is occupied by well-known brands.

Located at the busy A1/A14 interchange near Huntingdon, the site lies on the main trunk road between Cambridge and Peterborough. It benefits from a highly prominent road frontage and combined daily traffic in excess of 91,000.

Godwin Developments acquired the land initially with planning permission for a small fast food unit. The business worked to successfully achieve consent for a new scheme which increased the size of the development by 50%. Leases were then secured off-plan with Greggs, Starbucks, Subway and Burger King. The project was completed in 2018 and is now fully operational.



Development type
**Commercial:
Roadside Retail**



Number of units
6



Land Size
2 acres (0.81 ha)



Development stage
Completed



Completion
2018



Gross Development
Value (GDV)
£7m



Rushden Services

Rushden, Northamptonshire

A purpose-built roadside retail development, situated next to a major arterial road in Northamptonshire.

The 1.7-acre site was secured by Godwin Developments in late 2018, and within 14 months the business was able to gain planning permission and secure a lease deal with international operator Euro Garages as an occupier for the new development. In May 2020, the land, leases and investment sale of the scheme were acquired by London Metric Property, the FTSE 250 listed real estate investment trust (REIT).

The development is located alongside the main arterial road connecting Kettering, Wellingborough and Bedford, which is used by approximately 20,000 vehicles daily. It includes a new petrol filling station (PFS) and a Starbucks drive thru retail unit, both providing much needed amenities to nearby Rushden residents, a local industrial estate and traffic along the busy A6.



Development type
Commercial:
PFS & Roadside Retail



Number of units
2



Land Size
1.7 acres (0.69 ha)



Development stage
Completed



Completion
Q2 2021



Gross Development
Value (GDV)
£3m



Pineham Centre

Northampton

A local retail and neighbourhood centre, constructed next to a new 500 home residential development in Pineham, Northampton.

The 1.1-acre site, which was acquired from Taylor Wimpey in the second quarter of 2018, provides much needed local retail and amenity facilities next door to the newly built Dragon Fly Meadows residential site, containing 500 homes. The retail centre is also situated opposite the new Pineham Barns Primary School and serves the adjoining Prologis Park and the wider distribution and industrial centre just off Junction 15A of the M1.

The development, measuring just under 13,000 sq. ft., is the first of its kind in this newly created community. Two of the units, measuring 4,000 sq. ft. and 6,000 sq. ft., have already been agreed with national retailer, Co-op Midlands and local nursery provider, Blossom Tree Day Nursery, and a third unit measuring 1,000 sq. ft. is also under offer.



Development type
**Commercial:
Roadside Retail**



Number of units
3



Land Size
1.1 acres (0.45 ha)



Development stage
Completed



Completion
Q1 2020



Gross Development
Value (GDV)
£3m



Costa Coffee

Stoke-on-Trent

A contemporary purpose-built drive thru and drive to development for leading UK retailer Costa Coffee and an additional unit for a prominent food-to-go brand.

Located off the A50 Baths Road in Longton, the drive to and drive thru stores will be built next to the busy Phoenix Retail Park, a Tesco Extra supermarket and a McDonald's fast-food restaurant. Both units have been designed to cater precisely to the specification and layout requirements of their end users.

The development, which will be accessed from Baths Road, will include parking for 37 cars, with three additional disabled spaces, three EV charging points and one waiting bay, and will serve local residents as well as the 60,000 vehicles passing the site daily.



Development type
**Commercial:
Roadside Retail**



Number of units
2



Land Size
0.66 acres (0.27 ha)



Development stage
Planning secured



Projected completion
Q4 2021



Gross Development
Value (GDV)
£2m



Langley Mill

Nottingham

A newly-constructed McDonald's fast food restaurant, positioned in a high traffic location in Nottingham.

After acquiring the land, Godwin Developments secured full planning permission for this prime retail site, situated opposite a 24-hour supermarket in Nottingham.

The scheme was developed into a 85-seat unit which was handed over to the fast food chain in 2017.



Development type
**Commercial:
Roadside Retail**



Number of units
1



Development stage
Completed



Completion
2017



Gross Development
Value (GDV)
£2m



Ram Jam Services

Rutland

Ram Jam Services is a roadside retail development, situated on the site of the former Ram Jam Inn and next to the busy A1 in Rutland.

The 2-acre site is in a highly visible location off the main arterial route between Peterborough and Grantham. The scheme consists of two new drive-thru units, two drive-to units and 72 car parking spaces. It will repurpose the currently disused land for roadside retail use, benefitting both commuters and local residents and creating additional retail opportunities for national and international brands.



Development type
**Commercial:
Roadside Retail**



Number of units
4



Land Size
2 acres (0.81 ha)



Development stage
Planning secured



Gross Development
Value (GDV)
£5m



Funding by Godwin Capital

Roadside Retail

Yaxley

A prominently located 3.5-acre site in Yaxley, Suffolk, which will be transformed for roadside retail use.

The land is located on the A140 trunk road, next to a new roundabout currently under construction, which will support the wider regeneration of the Eye Airfield area. When complete, the regional regeneration scheme next to the site is set to provide 600 new homes, 230,000 sq. ft. of industrial park and is estimated to create 2,000 new jobs.



Development type
**Commercial:
Roadside Retail**



Number of units
TBC



Land Size
3.5 acres (1.42 ha)



Development stage
Land secured



Gross Development
Value (GDV)
TBC



Funding by Godwin Capital

Norton Business Park

Norton, Worcestershire

When fully developed, this strategic 20-acre land site will contain a range of commercial opportunities and benefit from its proximity to the new Worcester Parkway Train Station and excellent access to the West Midlands road network.

Located in Woodbury Lane in Norton, the first stage of the development will see 2.5 acres of land transformed into two office blocks, totalling over 40,000 sq. ft. of Grade A office space, and include more than 120 private car parking spaces.

The scheme will benefit from excellent rail connectivity due to its prime location next to the new train station, with direct routes into central London, Birmingham, Cheltenham, Bristol and Cardiff. Just a mile away from Junction 7 of the M5, it will also provide easy access to the UK's extensive road network and fast transport connections into the airports of Birmingham and Bristol.



Development type
**Commercial:
Offices**



Number of units
2



Land Size
20 acres (8.1 ha)



Development stage
Planning submitted



Gross Development
Value (GDV)
£36m

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