

Allied Irish Bank, Various

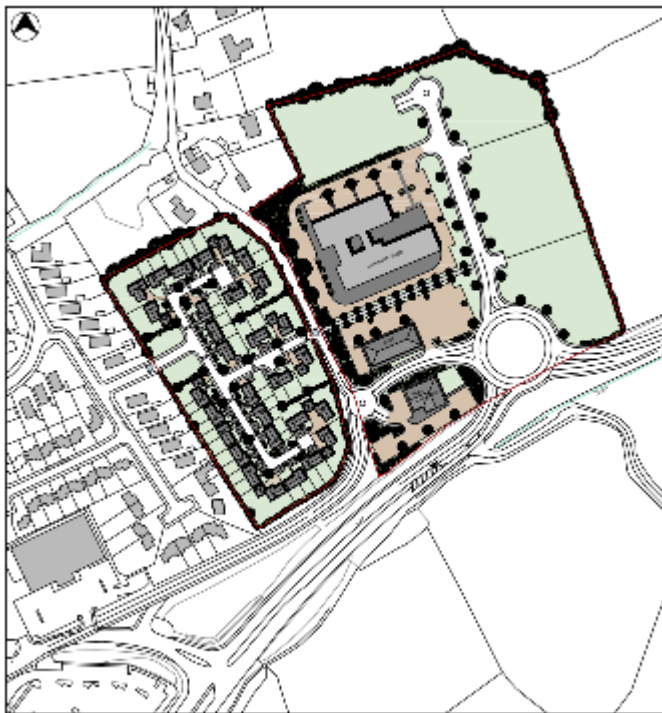
New Mill Lane, Cardigan

Development Strategy

Viability Advice

Allied Irish Bank are owners of two greenfield sites totalling approximately 17 acres located on the edge of the coastal Welsh town of Cardigan. Currently unallocated for development in the local development plan, the bank instructed a team of consultants including TCP Ltd to review opportunities for promoting the sites through the review of the local development plan to maximise disposal value into the medium term.

This work involved reviewing the local authority's reasoning for not including the land in their list of sites recommended for allocation for residential or commercial use in the draft local development plan.



Representations have been made which question aspects of the local authority's approach and hence their conclusion not to include the bank's land in the draft plan. Also more strategic aspects of the residential and commercial market in Cardigan have been explored and representations made.

Our role has involved the following:

- *Reviewing alternative uses for the site*
- *Undertaking development appraisals of the options*
- *Reviewing evidence base submitted as part of the local development plan review*
- *Making representations on behalf of the bank*
- *Marketing the opportunity to housebuilders*

Looking forwards the work may involve making further representations and appearing on behalf of the bank at the Examination in Public held by the Planning Inspectorate.

Albert Mill, Whitworth

Development Strategy

Viability Advice

Disposal Advice

Albert Mill is a former industrial site situated in Whitworth in Lancashire. The 2½ acre site is suitable for housing development but is constrained by the presence of a derelict mill building in third party ownership that blocks the view of the site from the main road and which is a blight on a potential scheme. In addition the local highways authority have concerns around access for a scheme over land in control of the bank and the local authority.



TCP have been working as part of a consultant team to engage with the local authority and to work with them to help deliver development on a site which is seen as a local regeneration priority.

Our role has involved the following:

- *Identifying potential uses/futures for the site and assessing potential disposal values*
- *Working with the consultant team to identify a deliverable solution*
- *Identifying a purchaser*

In the future this work will involve negotiating a conditional sales contract with a purchaser and progressing site assembly options with the local authority.