Barcroft Estates




# Capability Statement



> Our expertise lies in sourcing locations that are not only sustainable but also ideal for development."

# Us

**At Barcroft Estates, we specialise in identifying and securing prime sites for both residential and commercial development. With over 60 years of combined experience in the residential and retail sectors, our team has an unmatched ability to pinpoint opportunities and manage associated risks effectively.**

Our expertise lies in sourcing locations that are not only sustainable but also ideal for development. We excel in securing planning consents and constructing care homes in collaboration with our trusted operator partners. Our unique advantage is the strong relationships we have built over the years, particularly with our care home contractor shareholders, Lawrence Baker, and key healthcare funders, who support our operators and help bring our projects to fruition.

While care home development is at the heart of our business, the expansion of our team has enabled us to diversify. We are now actively sourcing sites for retirement, retail, drive-thru roadside, and day-care nursery developments, providing even more opportunities for growth and innovation in the commercial space.

At Barcroft Estates, we remain committed to creating sustainable, impactful developments that meet the evolving needs of both our partners and the communities we serve.



# The Team



**Andy Barton**
**Managing Director**

andy@barcroftestates.co.uk
**07990 887935**

Andy has worked in the real estate sector for over 30 years in various roles and sectors within the industry.

After completing a part time Quantity Surveying Degree whilst working for Wates Construction for the first 10 years of his career, Andy moved into project management where he ran a number of specialist consultancy companies whilst being involved with schemes in most sectors including town centre residential led regeneration projects, retail schemes, office and industrial developments and some of the countries largest data centres, at that time.

Andy then joined Mercian Developments Ltd in 2008 and for 14 years, worked with his fellow director to deliver numerous retail led schemes around the UK with the last 5 years at Mercian being focused in the care home development sector.

Andy's expertise lies in the identification of new sites, managing the due diligence and planning process, leading on commercial and legal negotiations of the various development related agreements, as well as overseeing procurement and construction delivery on site. Andy's experience of numerous sectors from a development perspective provides Barcroft and its partners an ability to review any real estate opportunity from a wide lens, as well as a safe and experienced pair of hands to navigate the ever more challenging development process.



**Donna Commock**
Land Director

donna@barcroftestates.co.uk
**07496 308683**

Donna has worked in the property industry for over 17 years and has a wealth of experience in both retail and retirement living sectors. After her placement year at Calthorpe Estates, she completed her Planning and Property Development degree and joined Lidl UK in 2008. During her 10 years at Lidl, Donna was responsible for land acquisitions and securing planning consents for new stores and extensions within the Midlands, central and eastern areas of England, as well as the portfolio management of stores within her region.

Donna joined Adlington (Gladman Retirement Living) as a Land Director in 2018, covering the Midlands and Home Counties. Her role here was to secure Assisted Living Retirement Sites.

Following this she joined KFC, covering the Midlands, Yorkshire and Wales to acquire all formats of KFC stores/sites and represent franchisees at board approvals. Prior to joining Barcroft, Donna was the Midlands Regional Land Director at Churchill Living (formerly Churchill Retirement Living). Leading a team to purchase sites for new retirement living apartments schemes.

Donna's experience in the retail and retirement living sectors bolsters the Barcroft Estates team, ensuring that high quality sites continue to be acquired and developed for our clients.



**Luke Brittain**
Development Director

luke@barcroftestates.co.uk
**07738 147050**

With over 17 years of experience in the residential and senior living sectors, Luke Brittain is a seasoned Development Director committed to delivering high-quality, bespoke care homes. Luke began his career as a land agent for Connells, where he worked across the Hereford, Worcester, and Bristol areas. His strong foundation in land acquisition led him to a role with Churchill Retirement Living, where he was responsible for acquiring land in the Midlands and Northwest.

In 2020, Luke transitioned into the care sector by joining Mercian Developments, where he successfully delivered multiple projects in both land acquisition and development. Now, as Development Director at Barcroft, Luke plays a crucial role in supporting our Land Director, Donna Commock, to secure land opportunities but will primarily focus on the delivery of Barcroft's expanding pipeline of new build care homes, working to meet the needs of a diverse range of operating partners. Luke's dedication to delivering exceptional, tailored developments ensures that Barcroft remains at the forefront of the care sector, creating high-quality facilities that meet the evolving needs of residents and communities.

# The Projects

1



West Malling

Status: **In Construction**

2



Taunton

Status: **In Construction**

3



Upwood

Status: **Planning Approved**

4



Market Drayton

Status: **Planning Approved**

5



Lutterworth

Status: **Pre Planning**

6



Farnham Common

Status: **Pre Planning**

7



Bingham

Status: **Pre Planning**

8



Farnborough

Status: **Pre Planning**

## The Pipeline

9 Great Missenden

10 Uppingham

11 Trowbridge

12 Brentwood

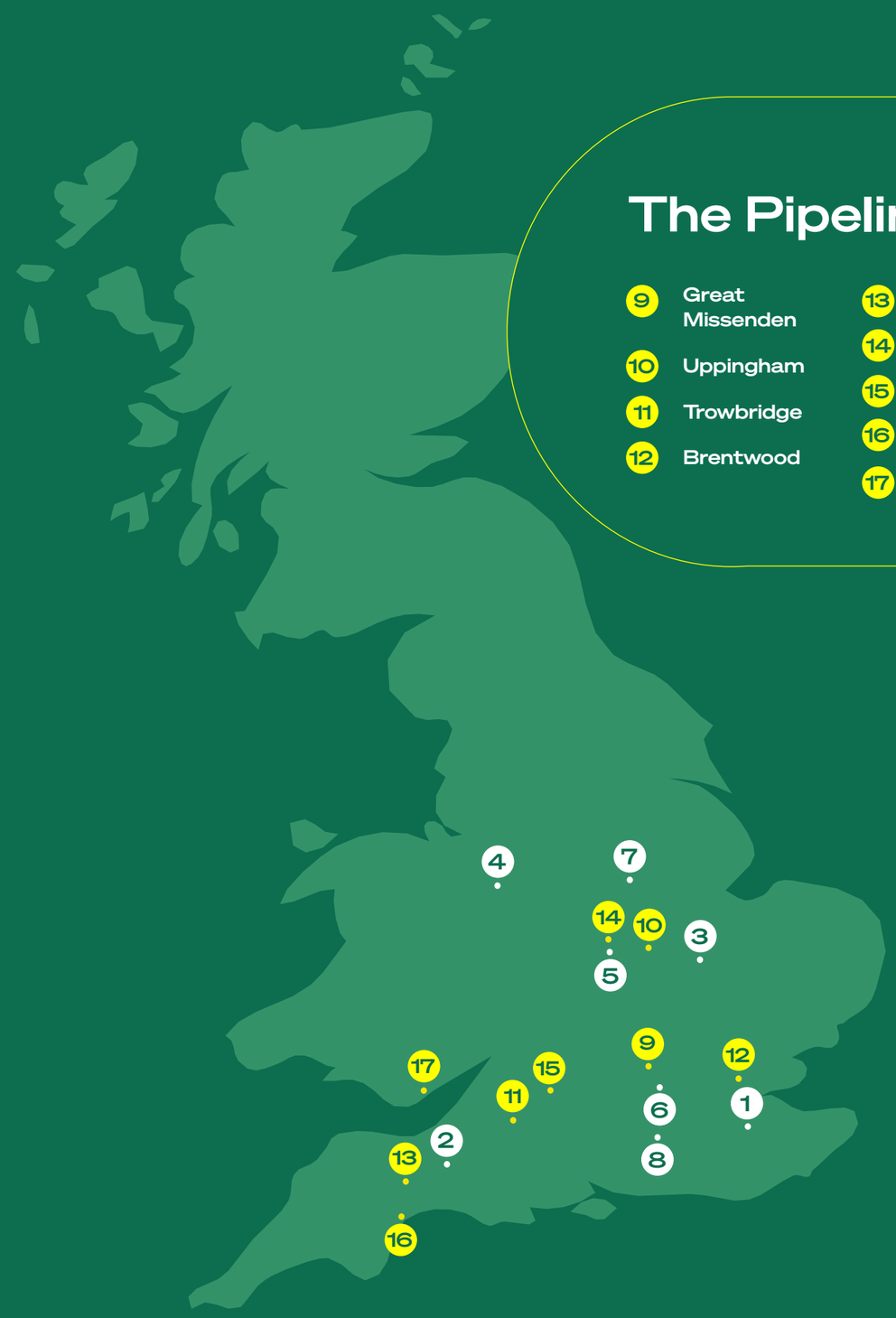
13 Cullompton

14 Cosby

15 Swindon

16 Exmouth

17 Penarth



# Contact

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