Barcroft Estates



Land Requirements

About us: Barcroft Estates

Barcroft Estates are a development company that specialises in identifying and securing sites suitable for care, residential and commercial uses, with immediate access to funding giving us a unique level of agility when it comes to assessing each individual opportunity.

Our team have over 60 years of combined experience in the care, residential and retail sectors, running the development process from inception to completion. The team are well versed in identifying risks and finding solutions, making Barcroft Estates an ideal development partner.

With our design team briefed on a site-by-site basis you can be sure our developments are always tailored to their surroundings, giving us maximum efficiency and planning prospects.

Land Requirements

Site Area: 1-5 acres

Site Type: Greenfield and Brownfield sites considered, as well as parcels of larger developments

Site Use: Care, Retirement and Mixed-Use Schemes

Locations: England and South Wales – Each site assessed on evolving need requirements at the time with our provisional interest confirmed within 48 hours

Population Density: A minimum of 20,000 within 3 miles

Transport: Good public transport links required (Bus / Train)

Planning: Sites with or without planning considered

Deal: Options and subject to planning contracts preferred with funds also available for unconditional purchases

Contracts: Board decisions can be made within hours to allow for a streamlined legal process and exchange of contracts

Agent Fees: Competitive agents fees offered (Exchange and completion splits available dependant on deal type)





Development Case Study

WEST MALLING

Brief:

1.65acres of pasture land, located only 0.5 miles from the centre of West Malling, but crucially outside of the settlement boundary was granted planning at appeal in October 2022. Due to the unique relationships with our main contractor, Lawrence Baker, our development funder and the operator, we were able to purchase the site with planning and unlock a particularly complicated transaction.

Previous Use:
Greenfield

Development:
New build 70-bedroom care home

Status:
On site and due for completion Q3 2026

Client:
Avante



Contact the Land and Development Team



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