



Property company specialising in mixed use
investment and development

**WEL
COME
PLAN
ESTATES**



ABOUT US

Coplan is a private limited company established over a decade. The Company has a successful track record of delivering development projects and an expanding pipeline of future schemes. The principal area of business is mixed-use investment and development within the M25 and regional towns in the South East.

The Directors of Coplan have many years' experience of the development process.

The main focus is to source and deliver large-scale mixed-use regeneration projects on land/investments already under control or in partnership with land owners particularly the Public Sector. The majority of the schemes are town centre based where uses can include leisure, retail, hotel, residential (for sale & PRS) and medical/D1 occupiers.

Coplan is able to devise true mixed-use schemes and funding structures that are proven but flexible enough to cope with the multitude of challenges that inevitably arise during the development process.



CURRENT LOCAL AUTHORITY PARTNERS



MARKETFIELD WAY

Redhill



Coplan was selected via a competitive dialogue OJEU process by Reigate & Banstead Borough Council to partner on the regeneration of the Council owned Marketfield Way car park/High Street site. The scheme is diagonally opposite Redhill's mainline railway station.

A mixed use development incorporating cinema, family orientated restaurants and prime high street retail units, which will become the focus for Redhill's retail and evening economy. The town centre location enabled a significant residential opportunity for 153 apartments sitting over the ground floor commercial space. The residential component was pre sold to Kooky, the BTR arm of Delph Property Group in December 2018.

Planning consent was achieved in January 2017.

Project Details

- £70m mixed-use town centre scheme
- 5 mid-market restaurant units
- 6 screen cinema
- 6 retail units

Cinema, retail units,
mid-market restaurants
and 153 Apartments





BEDFORD RIVERSIDE NORTH

Bedford

Bedford Borough Council sought a development partner to regenerate a council owned car park and former Town Hall. Coplan was originally selected in partnership with Linkcity by the council. Bouygues Construction were appointed main contractor.

Coplan funded the commercial elements with TH Real Estate and the residential elements funded through Delph Property Group and The Guinness Trust. The Scheme opened in summer 2017.

Project Details

- £40m mixed-use town centre scheme
- 12 retail / restaurants units, including: Bella Italia, Miller & Carter, Zizzi, Mexico, Coal Bar & Grill, Wagamama, Lounges and Anytime Fitness
- 7 screen Vue cinema
- 100 bed Premier Inn hotel
- 66 residential riverside apartments
- New town square and footbridge over the river



New Riverside mixed use Scheme with 1, 2 and 3 bed apartments





LOUNGES



MILLER & CARTER
- STEAKHOUSE -



wagamama



HORNSEY TOWN HALL

Crouch End

The London Borough of Haringey sought a partner with experience in delivering large scale mixed-use developments to help fulfil its ambition for the restoration of the iconic Grade-II listed Hornsey Town Hall site situated in the heart of Crouch End.

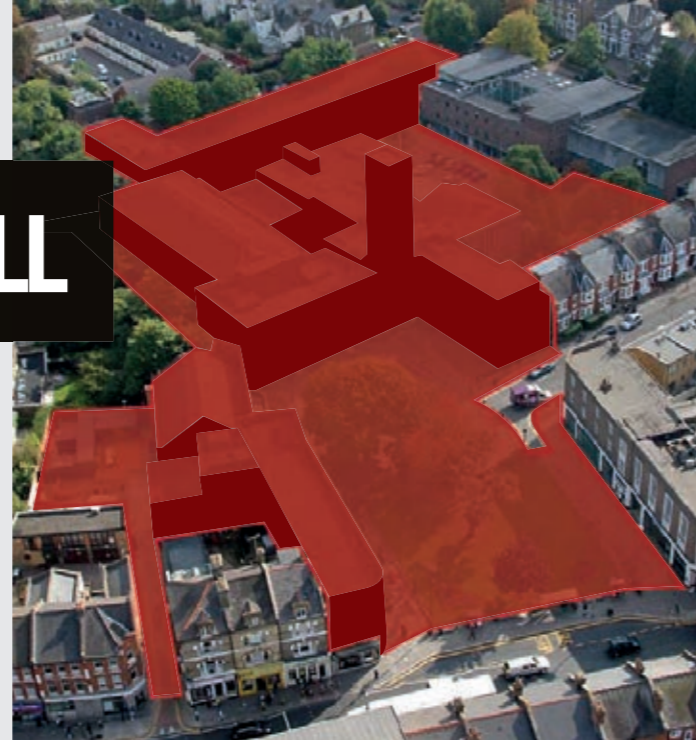
Coplan and Far Eastern Consortium have been selected through the OJEU process to deliver a comprehensive development that will ensure a long term sustainable future for the former town hall.

Planning permission was granted in December 2017. Construction to commence late 2019

Project Details

The £36 million development refurbishment plan will include:

- The complete refurbishment of the Grade II* listed Hornsey Town Hall will be funded by 146 new residential apartments.
- A new community arts centre and café / Restaurants
- Improvements to the public realm, including public access to the town hall square
- 67 bed hotel in part of the building



WOKING GATEWAY

Woking

Woking Borough Council sought a development partner to regenerate a key town centre 1.5 acre site adjacent to Woking station. Following an intensive OJEU process Coplan was selected to bring forward a mixed use scheme complimenting the emerging cluster of taller buildings within the town centre.

Coplan entered into a development agreement in late 2018 and will undertake design , planning and CPO work through to 2020/21.

Project Details

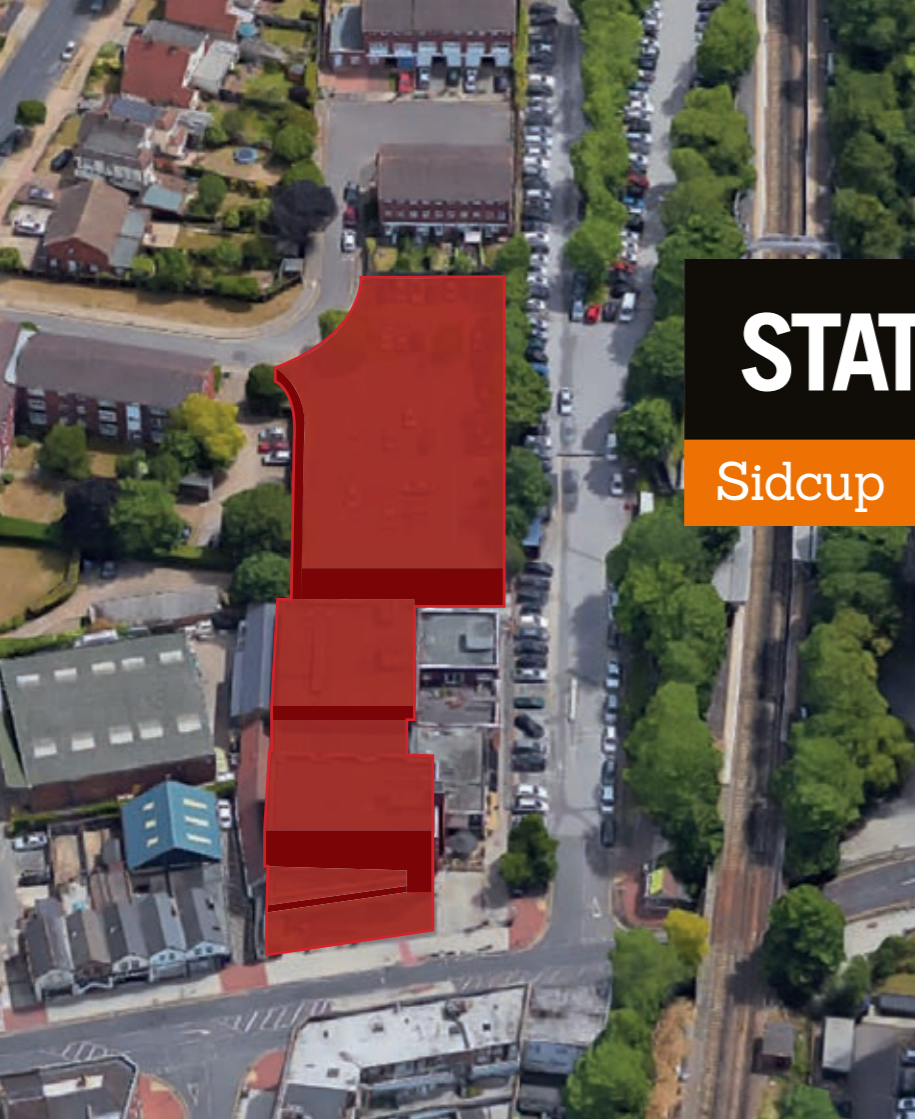
- £250m mixed use town centre Scheme
- Over 600 residential apartments either for sale or Build to Rent.
- 35,000 sq ft retail commercial space
- Elevated public space



“ I am delighted that we are moving to the next phase for the continued growth and evolution of Woking, which will be a huge boost to the local economy and will complement our Victoria Square development. Our chosen partner, Coplan, has a wealth of experience, successfully delivering similar schemes for local authorities and we look forward to working with them as we re-energise and reinvigorate the area. ”

CLlr David Bittleston, Leader of Woking Borough Council

visit www.coplanestates.com



STATION ROAD

Sidcup

This mixed use retail and office site next to Sidcup station was acquired in 2015. Sidcup is located 11 miles to the south east of central London. The site comprises a mid size food store at ground floor with two floors of offices above let to a recruitment company. There is also a 60 space car park to the rear.

This income producing mixed use site with development potential. London Borough of Bexley agreed to grant a planning consent in early 2019 for a reconfigured ground floor retail unit, car parking and 59 apartments over 8 floors.

Project Details

- Adjacent to station
- New 11,000 sq ft store
- 59 new build apts
- Parking



“ This is a highly sustainable location adjacent to Sidcup station. The scheme will be available entirely for private sale or rent. The apartments benefits from a high level of amenity, club room, parking and children's play area making it attractive to a wider residential demographic. ”

Colin McQuestion, Coplan's Development Director

THE ABBOT PUB

Station Road, Redhill



The property was bought by Coplan in late 2017 when Greene King vacated. The property is very close to the Station in an area going through significant regeneration. Coplan developed a planning application and Reigate and Banstead Council granted consent for the mixed-use scheme in early 2019.

The proposed scheme involves the conversion and extension of the existing three-storey building to provide a four-storey outcome comprising of ten apartments and a ground floor flexible active frontage commercial unit.

Project Details

- Close to station
- Ground floor commercial unit with flexible uses
- 10 new build apts



TROCOLL HOUSE

Barking

Coplan acquired Trocoll House in Barking in 2006. Planning consent was achieved for a major mixed-use regeneration project.

Once constructed this gateway scheme will provide 198 residential units, comprising a mixture of 1 and 2 bedroom apartments and will be one of the first purpose-built for the build to rent sector in Barking Town Centre providing much needed professionally managed housing for the Borough.

The existing Barking Dog pub will remain, and additional ground floor commercial space will be incorporated on Wakering Road, which could accommodate a wide variety of complimentary uses. The site has now been sold to Patrizia, UK.

Project Details

- £80m mixed-use town centre scheme
- 198 one / two bed apartments for the Private Rented / Build to Rent Sectors
- 4,000 sq. ft. commercial unit
- Secure car parking
- JD Wetherspoon PLC

ST NICHOLAS WAY

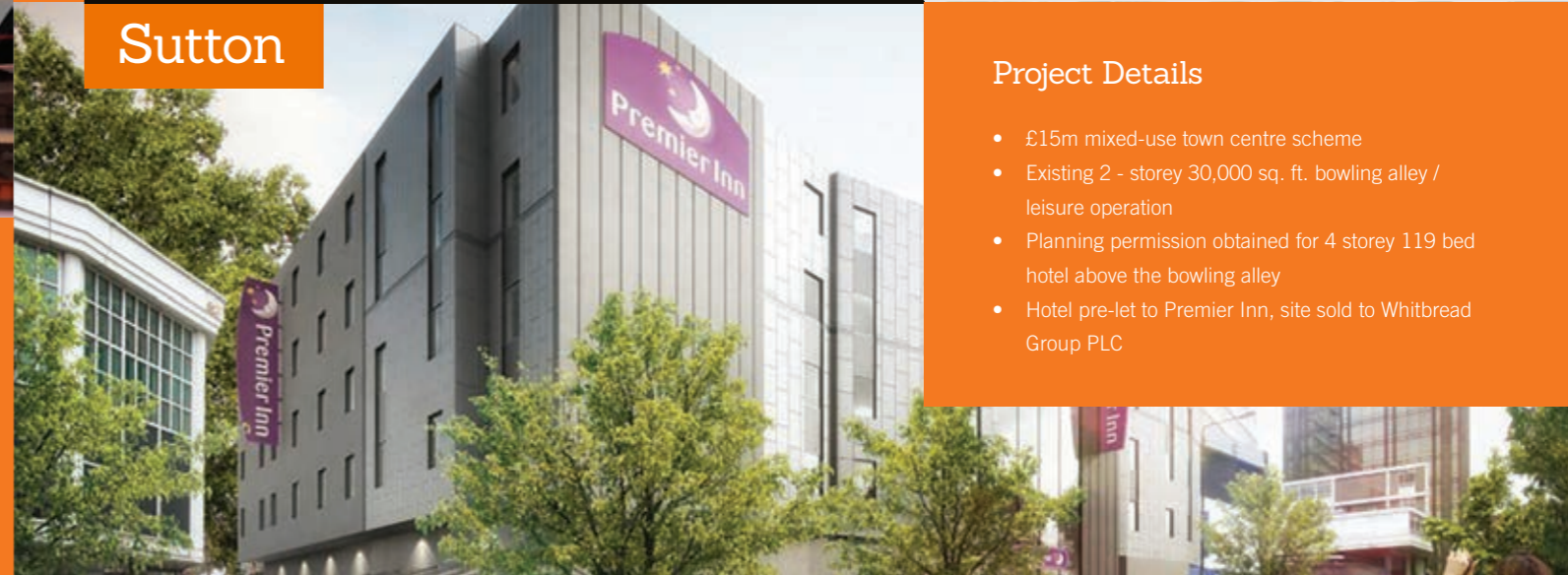
Sutton

Coplan acquired the site in May 2006 as a long-term redevelopment opportunity providing existing income. Planning consent for the redevelopment of the upper floors was obtained in March 2013.

An agreement for the lease was signed with Premier Inn Hotels Ltd on institutional terms. Following further negotiations regarding the restaurant opportunities at ground floor, the site was subsequently sold to Whitbread Group Plc for a Premier Inn and Beefeater redevelopment.

Project Details

- £15m mixed-use town centre scheme
- Existing 2 - storey 30,000 sq. ft. bowling alley / leisure operation
- Planning permission obtained for 4 storey 119 bed hotel above the bowling alley
- Hotel pre-let to Premier Inn, site sold to Whitbread Group PLC





CHURCH LANE

Bedford

Bedford Borough Council sought a development partner to regenerate a council owned district centre located to the north west of Bedford town centre. Following an OJEU process Coplan was selected as the preferred development partner.

Following the signing of the development agreement a full planning application for the site was submitted. Phase 1 consisted of an Aldi foodstore and phase 2 a medical centre and Iceland foodstore. The scheme was completed in 2014.

Project Details

- £7m mixed-use scheme
- 16,500 sq. ft. Aldi Foodstore
- 3,000 sq. ft. medical centre
- 7,000 sq. ft. Iceland Foodstore
- 110 surface car parking spaces



HERNE BAY

Kent

Canterbury City Council sought a development partner to regenerate a council owned car park in the heart of Herne Bay.

Following an intensive OJEU process Coplan, in partnership with Denne Construction, was selected as the preferred development partner.

Project Details

- £10m mixed use scheme
- 16,500 sq. ft. Aldi Foodstore
- 78 town centre car parking spaces

Entering into a development agreement, the team progressed the design while operator interest was established in the scheme.

The Aldi foodstore completed in late 2016 and we are now looking at Phase 2 options in the town centre.

THE TEAM

Our team brings together experience in all aspects of development, acquisitions, lettings, funding, construction and asset management.

We like to think we understand the importance of long lasting relationships and are a pleasure to do business with.

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Barry is our construction director and has been involved with significant mixed use and residential projects.



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