

UPCOMING PROJECTS

Hawkfield Homes Fixed Rate Bond



HAWKFIELD
HOMES

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THE LIGHTHOUSE WALK

Newport, Gwent

1



THE COURTYARD

Radstock, Nr Bath

2



THE PADDOCK

Keynsham, Nr Bristol

3



THE PORTLIGHTS

Clevedon, Nr Bristol

4



HAMPTON CRESCENT

Shirehampton, Bristol

5



THE HERITAGE QUARTER

Calne, Wiltshire

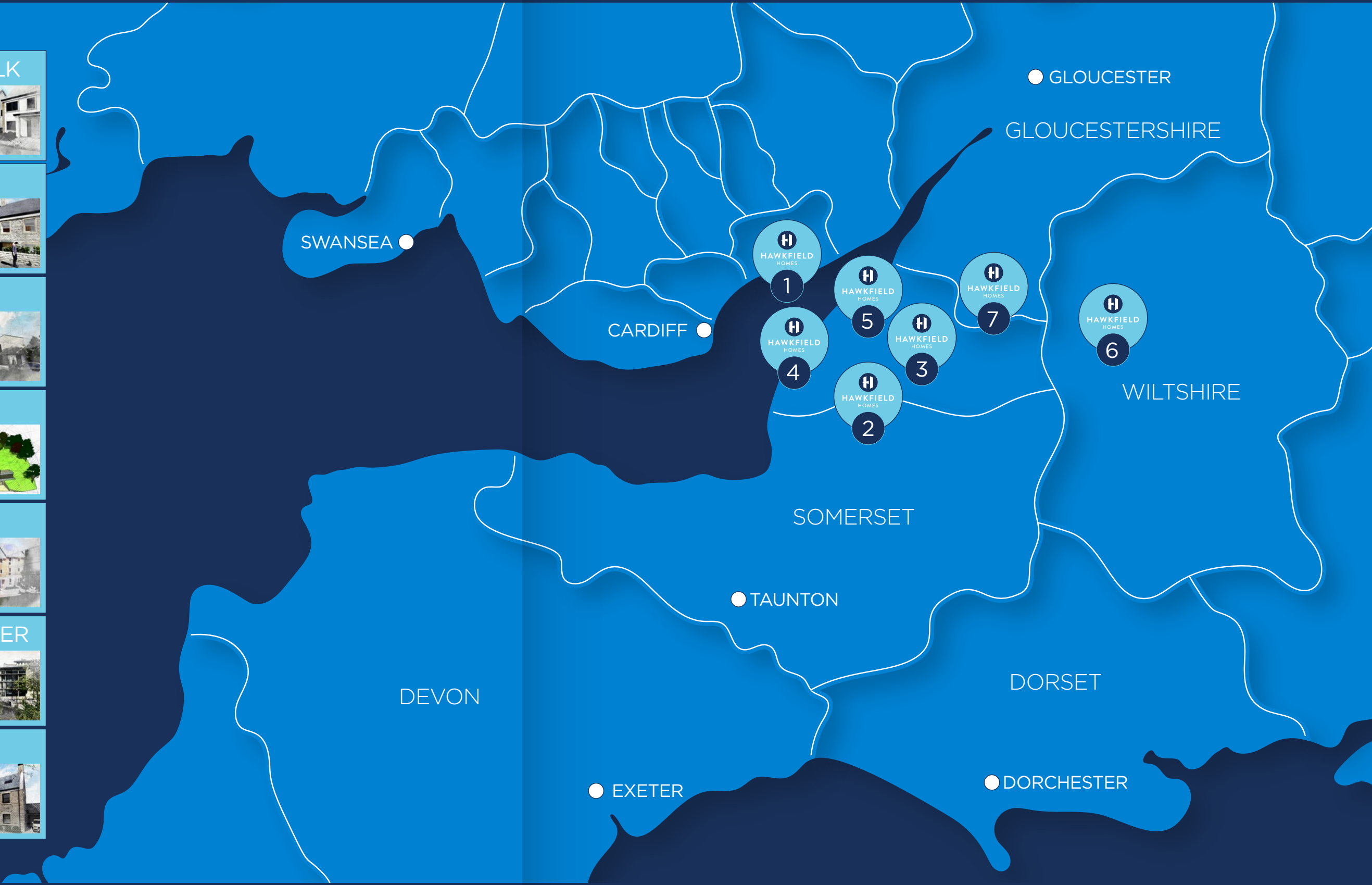
6



BADMINTON VALE

Old Sodbury, Nr Bristol

7



DEVELOPMENT NAME

THE LIGHTHOUSE WALK

DEVELOPMENT LOCATION

Traston Lane,
Newport



PLANNING STATUS

Detailed planning secured Ref: 05/0287.
New application submitted ref: 21/1183
to enhance scheme

OWNERSHIP STATUS

Owned by LPL (Investments) Ltd
parent company

NUMBER OF UNITS AND MIX

21 x 3 and 4 bedroom houses

TARGET ON SITE START DATE

June 2022

The Lighthouse Walk in Newport is Hawkfield Homes’ first venture across the water into Wales. Incorporating not just stunning design but also exceptionally thoughtful and contemporary family spaces, all twenty one family homes of either three or four bedrooms will offer something different to Newport. With the fantastic Llanwern Golf Club within a short drive, the bustling Newport City Centre with it’s eclectic independent shops and also high street brands, many interesting restaurants and bars – everything is on the doorstep with the beautiful Gower Peninsula just a little further afield.

With more buyers than ever moving across the Severn Bridge to South Wales, our development in Traston Lane will offer a fantastic work/life balance to discerning home owners looking for a bespoke family home with the convenience that The Lighthouse Walk offers.

The greenfield site currently has planning for 21 units. However the scheme is outdated and doesn’t reflect modern requirements and design. As such a new planning application has been submitted promising to raise the bar in terms of build quality and desirability for family homes in Newport. Planning is expected in February 2022.

DEVELOPMENT NAME

THE COURTYARD

DEVELOPMENT LOCATION

Radstock,
near Bath



PLANNING STATUS

Planning permission secured 21/01379/FUL.
New application submitted 20/02253/FUL for
an enhanced scheme

OWNERSHIP STATUS

Site exchanged and completion due 2nd quarter
2022

NUMBER OF UNITS AND MIX

5 x 3 and 4 bedroom houses

TARGET ON SITE START DATE

November 2022

Set on Old Bath Road and positioned perfectly on the hill overlooking Radstock, we will bring an exciting scheme of family homes to this popular West Country market town. Each family home has been thoughtfully designed by award winning architect, Nash Partnership and blends stunning yet ‘sympathetic to the surrounding area’ facades with modern, contemporary open plan living once inside. The interior spec having been overseen by AWW Interior Designers with not just forward thinking kitchens and bathrooms but the smallest of detail being incredibly well thought through.

All properties surround a pretty courtyard and will hugely benefit from not just landscaped gardens but also private parking. With Bath being only eight miles to the north, the pretty Mendip villages are all also within a short drive. Bath having fantastic links to London via frequent commuter train links with both the M5 and M4 motorways and the A303 offering primary routes to the West Country and beyond.

The site sits on a former Primary school in the heart of this vibrant and historic town. With existing planning for 9 family homes. A further application has been submitted, this time for 15 family homes. Our development will take a derelict former brownfield site and deliver family homes that have been designed sensitively to sit comfortably in the local context.

DEVELOPMENT NAME

THE PADDOCK

DEVELOPMENT LOCATION

The Lays Business Park,
Keynsham, Bristol



PLANNING STATUS

Outline planning secured 18/00513/OUT.
New application submitted 21/05696/OUT
to enhance scheme

OWNERSHIP STATUS

Site exchanged and completion due 2nd
quarter 2022

NUMBER OF UNITS AND MIX

2 x commercial light industrial units and 8 x
3 and 4 bedroom houses

TARGET ON SITE START DATE

June 2022

Following the huge success of its sister development, The Walk at Bath Hill and Courthouse
Villas, we were delighted to secure another opportunity within Keynsham to further enhance
our presence in this hugely sought after town. Situated on the outskirts of Bristol and within a
very short drive into the heritage City of Bath, The Paddock at Lays Farm in Keynsham is a small
boutique development of just eight architecturally interesting family houses with thoughtful open
plan living spaces and Hawkfield Homes' signature high end finish.

Alongside the residential properties we will also be building independent commercial studios at
The Paddock – the possibilities are endless in terms of a potential work/life balance and we look
forward to being able to offer an early reservation of both a home and studio within the pretty
courtyard to potential buyers.

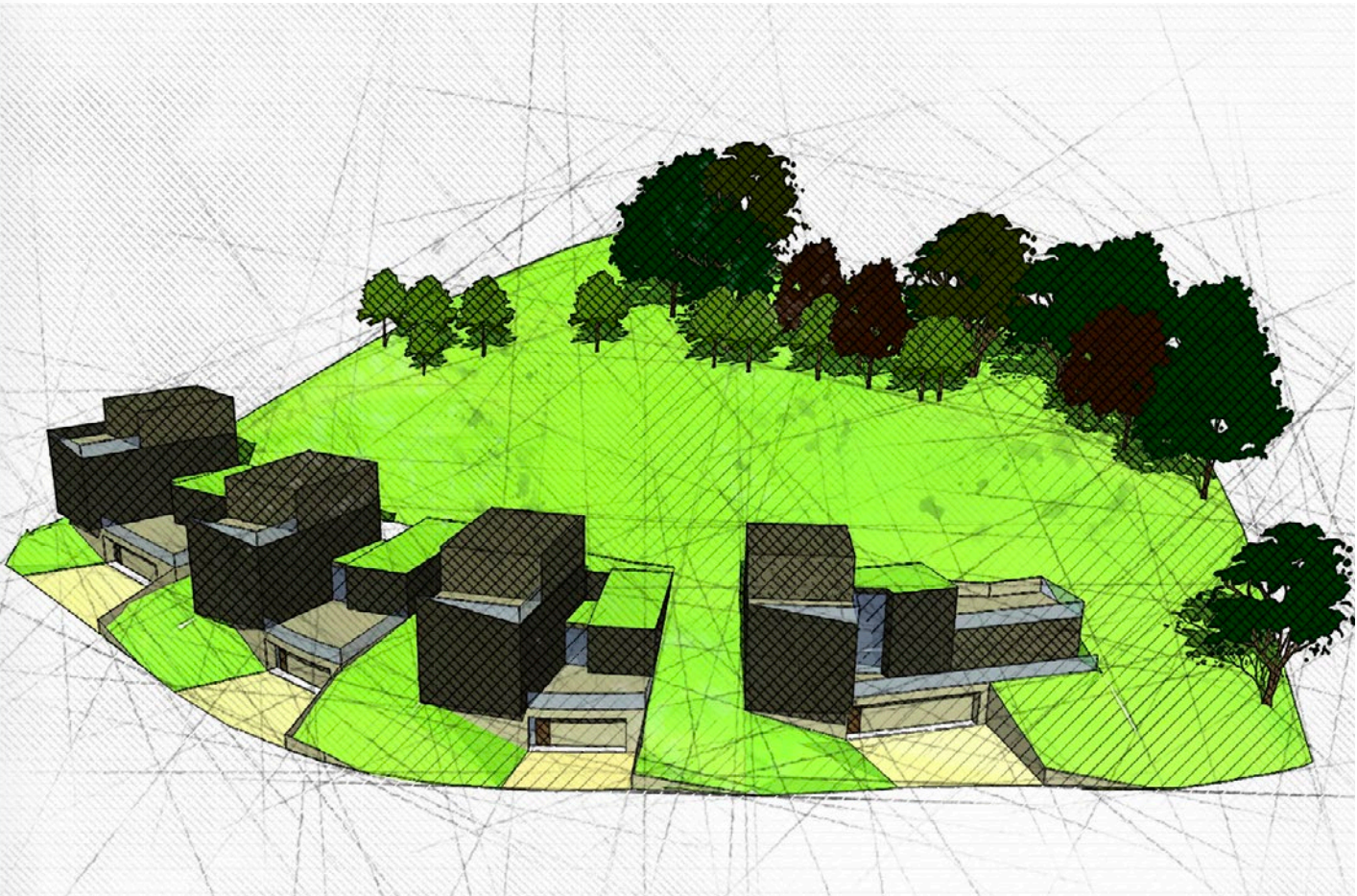
The site sits on a former small industrial estate in Keynsham. A commuter town between Bristol
and Bath. The site has outline planning for 8 semi detached houses and 2 x B1 commercial units.
Detailed planning is expected by the end of the 1st quarter of 2022.

DEVELOPMENT NAME

THE PORTLIGHTS

DEVELOPMENT LOCATION

Ladye Bay, Clevedon
near Bristol



PLANNING STATUS

Detailed planning permission secured
20/P/0891/FUL.
New application to be submitted to enhance
scheme

OWNERSHIP STATUS

Owned by LPL (Investments) Ltd parent
company

NUMBER OF UNITS AND MIX

4 large detached houses

TARGET ON SITE START DATE

January 2023

The Town of Clevedon is very well known for its Victorian architecture, the Georgian
promenade and The Grade I Listed Pier however the glorious golden red sunsets are a particular
attribute of this wonderful West Country seaside town. Our flagship development, The
Portlights at Ladye Bay, is the most exciting opportunity to own a little piece of your own sunset.
Prominently positioned above the coastal path are just four incredibly prestigious homes which
take in the mesmerising and ever changing panoramas from Clevedon Pier across the water to
the South Wales Hills, an exciting prospect then to own possibly one of the last remaining new
homes on the North Somerset coast.

A flagship scheme for the company in its home town of Clevedon, the site has enormous potential.
The site has detailed planning for 4 large detached family homes . However the current designs
represent a missed opportunity to deliver a scheme befitting of its clifftop location. Using some
of the region's best architects and consultants Hawkfield Homes plan to submit a new detailed
planning application in March that will deliver 4 award winning properties. Each extraordinarily
beautiful and architecturally confident home sits within its own wildlife habitat and will be created
by local master craftsmen. The forward thinking exteriors only enhance the exquisite interiors with
all four individual properties offering design led and 'ahead of trend' clean living with everything
and more that properties of this calibre demand.

DEVELOPMENT NAME

HAMPTON CRESCENT

DEVELOPMENT LOCATION

Ermine Way,
Shirehampton, Bristol



PLANNING STATUS

Detailed planning permission secured
17/03731/F

OWNERSHIP STATUS

Site exchanged and completion due 1st
quarter 2022

NUMBER OF UNITS AND MIX

39 x 2, 3 and 4 bed houses and apartments

TARGET ON SITE START DATE

August 2022

Having recently been advised by Savills that BS11 will be the next ‘go to’ borough within Bristol, we are delighted to offer an opportunity for local families and buyers from beyond the area to secure a family home of either three or four bedrooms, alternatively a contemporary two bedroomed apartment. Hampton Crescent occupies a large plot of land within this popular suburb where we hope to bring some particularly exciting architecture and plenty of urban green spaces to this longed for scheme.

Rarely do opportunities within areas such as Shirehampton Village become available and so we are thrilled once again to introduce Hawkfield Homes to this well loved residential district. Convenience is key with both excellent road and rail links on the doorstep, direct routes into the West Country, South Wales and the Midlands are within such easy reach with the City Centre of Bristol being a mere five mile easy drive.

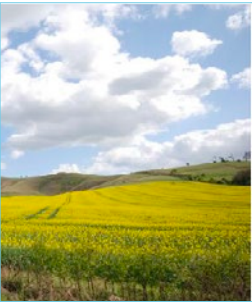
Detailed planning for this 39 unit scheme has been secured with construction planned for the 4th quarter of 2022

DEVELOPMENT NAME

PRIESTLEYS ON THE MARDEN

DEVELOPMENT LOCATION

Calne, Wiltshire



PLANNING STATUS

Planning application targeted for submission
April 2022

OWNERSHIP STATUS

Site exchanged and completion due 2nd
quarter 2022

NUMBER OF UNITS AND MIX

Circa x 30 houses and apartments

TARGET ON SITE START DATE

February 2023

As Hawkfield Homes venture a little further afield we are delighted to have secured the most wonderful site in Calne. We hope to build circa thirty extraordinary family homes in the centre of this wonderfully vibrant market town overlooking the River Marden. Being rich in history and boasting 17th and 18th century architecture throughout the town, it’s easy then to understand why we have eager buyers not just locally but from the Home Counties and London looking for an opportunity to move into this part of Wiltshire.

Our brief to design a contemporary, contextually driven development enabling local people to both live and work in the heart of this beautiful town is about to come into fruition. Sites of this calibre rarely come to the market and we are excited to introduce the Hawkfield Homes bespoke branding to this beautiful part of the country.

The development will sit on a former supermarket site in Calne town centre. Hawkfield Homes plans to submit a planning application in April 2022 for circa 30 residential units with an additional commercial element.

DEVELOPMENT NAME

BADMINTON VALE

DEVELOPMENT LOCATION

Old Sodbury,
near Bristol



PLANNING STATUS

Detailed planning permission secured
PK01/3133/F.
New application submitted P21/04273/RVC
to enhance scheme

OWNERSHIP STATUS

Owned by LPL (Investments) Ltd parent
company

NUMBER OF UNITS AND MIX

8 x 3, 4 and 5 bed properties

TARGET ON SITE START DATE

July 2023

Heading into the pretty South Gloucestershire countryside you’ll find our exciting development of just nine village houses. The Badminton Vale offers an exciting opportunity to live in the scenic and hugely sought after village of Old Sodbury which sits within the historic Cotswold Way. Having easy access to both the Cities of Bath and Bristol, our family homes are of a traditional design yet incorporate exciting open plan contemporary elements built to the highest standard.

All seven house types have been designed for both busy families, young couples and local residents who long to stay within the village – with most new developments located in nearby Chipping Sodbury it comes as no surprise that the level of interest from interested parties is particularly high for The Badminton Vale.

The site has detailed planning for 9 units. Hawkfield Homes has submitted a further application to enhance the planning and expects determination in the 2nd quarter of 2022. The development will be a regeneration of a former brownfield site in this sought after village location.



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HOMES



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