Land & Planning



Lucy Developments


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Introducing Lucy Developments

At Lucy Developments we are proud of every home we build. We are not a volume developer and our business is about creating beautiful and bespoke homes.

We build using high quality traditional materials partnering with the very best craftsmen and designers, and whilst our building materials may be traditional, we embrace innovative design and technologies.



Ian Ashcroft
Director, Lucy Developments

www.lucydevelopments.co.uk

Our Business

Lucy Developments is a family owned and run business. When it comes to making decisions, we don't need to refer to external shareholders or investors; we are self-funded, so the offers we make are not subject to bank approval.

Once we have agreed figures, we will act quickly and our offer is firm and binding. Our reputation for openness and honesty is at the heart of everything we do.







We found the team at Lucy Developments to be extremely knowledgable, helpful and creative and are delighted with the results they achieved for our land.

MR & MRS SCOTT, NEW HINKSEY



HISTORY OF LUCY DEVELOPMENTS



The origins of what is now known as Lucy Group can be traced to around 1760. Many recall the ironworks and foundry that stood on the Walton Well Road site in Jericho, Oxford from 1825 until they closed in 1990.

Lucy Developments was created as the result of a joint venture, to complete what was probably Oxford's largest urban regeneration project of the 21st century. With the closure of the three foundry buildings, the construction of 223 state-of-the-art apartments began, and they still enjoy an enviable position on the Oxford Canal.

Since then the company has gone on to create more than 100 individually designed and traditionally built modern houses and apartments, including some wonderful converted and repurposed buildings among them.



Working Together

We pride ourselves in developing relationships across all stages of the purchase and planning process. Our commitment to detailed consultation with communities, close collaboration with local planning authorities and deep technical knowledge of the overall process, has repeatedly delivered successfully negotiated consents for a wide range of sites that ensures that all parties are satisfied during the project.

We actively engage with the local parish and communities to ensure that we take account of their views when designing to make sure that we our developments are sensitive and conscious with the surrounding environment.

By understanding the natural value and market potential of every site, we are able to deliver schemes which both optimise value and create places where people want to live.









Farm buildings in Appleton which became our Pond Farm development in 2014



The original Eagle Works



Applegarth, Witney

How the Process Starts

Development opportunities come in many forms. Some are obvious, but more often they need plenty of creative thinking and experience to piece them together.

You may have heard different terms bandied around: greenfield and brownfield sites, permitted development and infill development.

At Lucy Developments we will explain and explore all the potential options that your land might be able to deliver and how you want to move forward – you can be involved as much or as little as you choose, but rest assured we will always be open with you and present accurately researched facts and figures.

We would be happy to meet with you or your representative to discuss all options.



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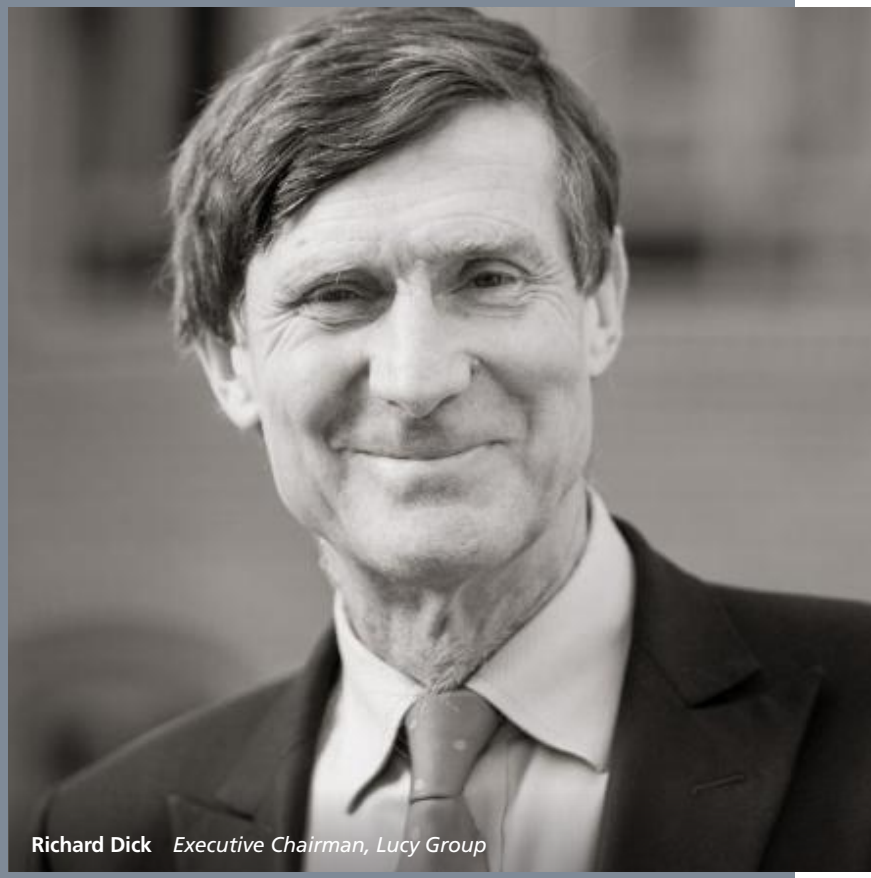
MR & MRS SCOTT, NEW HINKSEY

MEET OUR TEAM

Working in a small, focussed team makes communication and decision making really easy. We meet regularly to discuss land opportunities and review build project progress.



Ian Ashcroft *Director, Lucy Developments*



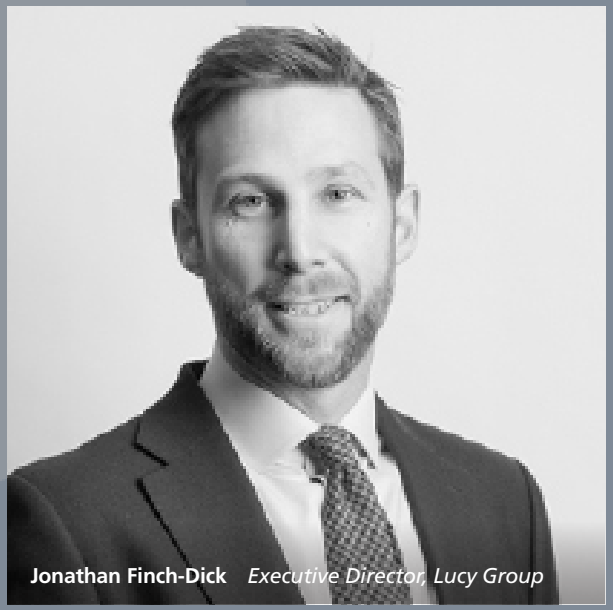
Richard Dick *Executive Chairman, Lucy Group*











Jonathan Finch-Dick *Executive Director, Lucy Group*

◀◀ *Clockwise from top left*
Mark Hilton *Construction Director*
Andrew Morton *Land & Planning Manager*
Kerrie Bates *Project Assistant*
Alasdair Sillence *Project Manager*

The Development Journey

Planning can be a complex & lengthy process, which is why we refer to it as a journey. We use our wealth of expertise and experience gained over the years to guide and ensure that you, the customer, has the easiest journey possible.

Every project has its unique challenges, but Lucy Developments ensures that we are constantly learning and adapting to an ever-changing planning environment. Over the years, we have built trusted relationships by working closely with local building authorities, councils and communities which in turn has allowed us to solve any challenges quickly and effectively.







From Concept to Completion

Identify a site

Our team invests its extensive expertise in the early stage identification of potential sites to maximise our chances of gaining planning permission.

Design & Evaluate

At this stage we explore best possible design schemes to maximise the planning potential of the site.

Value the Project

Detailed cost appraisals look to maximise the sales values of the built development to return the best land value.



Realising your Land's Potential

At Lucy Developments we look to help develop all types of land. These include: Greenfield, brownfield and infill sites, conversion of existing properties and commercial to residential premises. We have also worked closely with local authorities to acquire sites to help develop affordable housing and urban regeneration projects.

We acquire our sites through freehold acquisitions, land options, promotional agreements and joint ventures with or without planning consent. Unlike most in the development sector we require no external funding to purchase land and demonstrate flexibility to suit individual landowner circumstances and requirements.

Our outstanding reputation for delivering on our promises, combined with our firmly held family values in business and quality allow for Lucy Developments to be a company to trust.

Agree Terms

We are very open in our approach. We'll establish what's important for you and be equally open about our expectations.

Apply for Planning

Working with the best team of architects and planners creates the best results. Collaborative ideas inform the design of our finished schemes.

Commence The Build

We aim to improve the built environment for future generations. Many of our clients remain as neighbours and are proud of our attention to detail.

A Secure Future

We aim to incorporate peace of mind as part of our developments – for the individual buyer and with our commitment to the environment.

With every new property we include the security of a ten-year Premier guarantee, DESCRIBE WHAT THESE ARE DESIGNED TO OFFER.

Long before the Government's announcement that it was aiming to achieve Carbon Zero status by 2050, Lucy Developments has been researching and evaluating the impact and efficiency of new and innovative building techniques and materials.

Air source heat pumps and PV solar equipment come as standard in our properties, with electric car charging points being introduced on our most recent developments. We strive to adopt the latest energy-saving initiatives and maximise the use of sustainable technology where we can.

A COUPLE OF LINES ABOUT BATS & ATTENUATION PONDS?

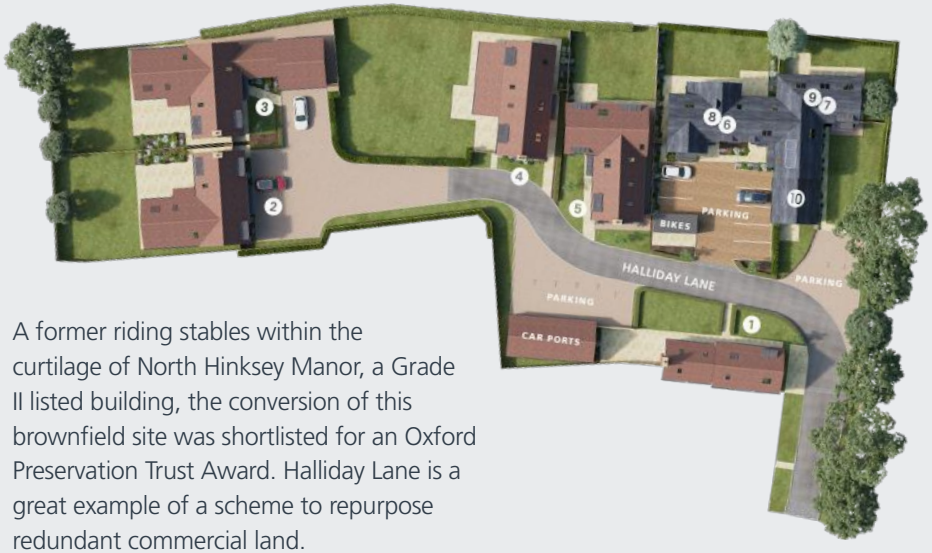








HALLIDAY LANE



A former riding stables within the curtilage of North Hinksey Manor, a Grade II listed building, the conversion of this brownfield site was shortlisted for an Oxford Preservation Trust Award. Halliday Lane is a great example of a scheme to repurpose redundant commercial land.



APPLEGARTH COURT

A large site tucked away behind stone garden walls in a central location in Witney. The 1930s bungalow had come to the end of its useful life and an opportunity was created to build an exceptional new street of houses within walking distance of the heart of town.







WESTLANDS

A wonderful opportunity to repurpose a 1930s detached house at the end of its lifecycle. This large corner plot allowed us to build nine stylish apartments within Oxford's city boundary. The scheme comprised two separate buildings with large private gardens.





ANOTHER SITE

An exceptional countryside site near Shiplake with stunning views. Even on a blustery winter's day when we viewed it, we were taken aback by the views and the setting in this historic Oxfordshire village. An exclusive development of just five five and six bedroom houses.







PINE RISE

Another incredible find within Oxford's city boundary. This large garden site allowed us to remove the outdated building and replace it with a combination of high specification flats, duplex apartments and a stunning, detached five-bedroom family home.







COTTERELLS

An exceptional countryside site in Shiplake, with stunning views. Even on the blustery winter's day when we viewed it, we were taken aback by the views and the setting in this historic Oxfordshire village. An exclusive development of just five five and six bedroom houses.







Taking the Next Step

We would be delighted to explore
possible development opportunities with you

Please get in touch with us to arrange a further meeting

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