

## **Henry Boot secures outline planning consent and simultaneously agrees sale of 300 residential land plots in Nottinghamshire**

Henry Boot's land promotion and planning business, Hallam Land ("Hallam"), has won an appeal to secure outline planning permission for 300 homes in Sutton-in-Ashfield, Nottinghamshire, and has simultaneously unconditionally exchanged contracts on a sale to Harron Homes.

In 2012, Hallam entered into an initial planning promotion agreement with the landowners. A planning application was first submitted in 2017, followed by a resubmission in 2022. Ashfield District Council failed to make a decision on the application, which led Hallam to appeal in July 2024 based on non-determination. The appeal was successful, resulting in the full approval in February 2025. The appeal inspector also determined that the Council's unreasonable behaviour justified Hallam receiving a full award of costs.

In July 2024, Hallam exchanged contracts with Harron Homes for the sale of the site, which was conditional upon securing outline planning. The deal is now unconditionally exchanged and is set to complete in 2026. The transaction is expected to result in an ungeared internal rate of return of 16% p.a.

The planning consent for the site includes 300 homes, as well as new landscaping, habitat creation, and seven acres of public space. The Biodiversity Net Gain calculation forecasts a 12% net gain for surrounding habitats.

Hallam currently has active appeals on five other sites, totalling around 2,500 residential plots.

**Tim Roberts, CEO at Henry Boot, commented:** "Securing this planning consent on appeal marks a significant milestone in the positive changes which are being made to the UK's planning system under the current government. Hallam has achieved planning on approximately 3,000 plots over the past six months, and we seek to take advantage of the improving planning system by submitting 10,000 plots over the next 12 months to deliver much-needed homes across the country and also deliver returns for our shareholders."

ENDS

## **Notes to editors**

Henry Boot is one of the UK's leading land, property development, home building and construction businesses - and we've been transforming land and spaces since 1886. Listed on the London Stock Exchange since 1919, we're renowned for quality, expertise, delivery and a partnership approach across the group - which comprises, Hallam Land, HBD, Stonebridge Homes, Henry Boot Construction, Banner Plant and Road Link.

Operating across the UK, and employing over 500 people, we focus on three key markets: urban development, industrial and logistics and residential. Hallam Land manages one of the top five largest land portfolios in the country, with the potential to facilitate over 100,000 homes. HBD manages a development pipeline of £1.2bn, the equivalent of 6m sq ft of developments across our key markets, while maintaining a £107m investment portfolio, of which 72% of the properties have an EPC rating of 'C' or higher. Stonebridge, our jointly owned home building business, manages a land portfolio capable of delivering 1,700 homes, with an ambition to deliver up to 600 new homes a year.

Henry Boot Construction has extensive experience in both the public and private sectors, including major projects such as the £200m regeneration of Barnsley town centre, and The Cocoa Works, a £57m residential development in York. For over 65 years, Banner Plant has supplied construction products and services, operating from seven regional depots in the North of England.

We have also developed an ambitious Responsible Business Strategy to help us meet our aim of being Net Zero Carbon by 2030, and to deliver, by 2025, charitable, community and education work valued at £1m.

From land promotion, property development and investment to home building, construction and plant hire, Henry Boot is where great places start.

[henryboot.co.uk](https://henryboot.co.uk)

## **Enquiries**

### **FTI Consulting**

Richard Sunderland / Giles Barrie  
07894 797067 / 07798 926814  
[henryboot@fticonsulting.com](mailto:henryboot@fticonsulting.com)

Henry Boot@henryboot.co.uk

**Henry Boot PLC**

Tim Roberts, Chief Executive Officer  
Darren Littlewood, Chief Financial Officer  
Daniel Boot, Senior Corporate Communications Manager  
07825 088807  
dboot@henryboot.co.uk  
henryboot.co.uk

**Deutsche Numis**

Joint Corporate Broker  
Ben Stoop / Tom Philpott  
0207 260 1000

**Peel Hunt LLP**

Joint Corporate Broker  
Ed Allsopp / Pete Mackie  
0207 418 8900

This information is provided by Reach, the non-regulatory press release distribution service of RNS, part of the London Stock Exchange. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact [ms@lseg.com](mailto:ms@lseg.com) or visit [www.ms.com](http://www.ms.com).

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

NRAFLFFRSAIAIIE