

Henry Boot completes sale of 366 residential plots to Vistry

Henry Boot announces that its land promotion and planning business, Hallam Land, has completed the sale of a freehold site in Swindon, with planning permission for 366 residential units, to national home builder Vistry.

The disposal, which completed on 23 December 2025, delivered an ungeared internal rate of return of 9.2% p.a. Following this transaction, Hallam Land has exceeded its 2025 annual sales target, achieving a record 3,957 plot sales during the year. The volume of sales reflects the continued strong demand for Hallam Land's prime consented sites.

Hallam Land and Taylor Wimpey secured an option to purchase a 320-acre site in South Marston, on the eastern edge of Swindon. Working alongside Taylor Wimpey and Hannick Homes, the land was promoted through the planning process as part of a wider strategic site. In August 2021, outline planning consent was granted for a total of 2,380 residential units, of which 1,064 relate to Hallam Land's site.

In January 2024, Hallam Land completed the purchase of the site and simultaneously exchanged contracts to sell 760 plots to Vistry. The first phase, comprising of 393 plots, was completed in January 2024, while the second phase, comprising of 367 plots, completed in December 2025. Hallam Land retains 304 plots for future sale.

In addition to delivering new homes, including over 500 affordable units, the wider site will provide significant community benefits. These include retail, leisure and business space, a new primary school and an extension to an existing school, as well as community and sports facilities, extensive woodland planting, green infrastructure and children's play areas.

Tim Roberts, CEO at Henry Boot, commented: "With this transaction, Hallam Land has exceeded its annual sales target in 2025, supported by continued interest from housebuilders for well-located land with planning consent.

Building on this momentum, we are encouraged by the Planning and Infrastructure Bill receiving Royal Assent in December 2025, and we welcome measures aimed at reducing delays in the planning system. Reform of planning is crucial for the UK's economy and productivity. It will also accelerate the pace at which Hallam Land can unlock prime sites for the delivery of new homes that the country needs."

Notes to editors

Henry Boot is one of the UK's leading land, property development and home building 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, Banner Plant and Road Link.

Operating across the UK, and employing over 400 people, we focus on three key markets: residential, industrial and logistics, and urban development. Hallam Land has facilitated 52,000 new homes since 1990, managing 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 £1.3 billion, the equivalent of 7 million sq ft of developments across our key markets, while maintaining a c.£113 million investment portfolio, of which 73% of the properties have an EPC rating of 'C' or higher.

Stonebridge Homes, our jointly-owned home building business, manages a land portfolio capable of delivering 1,500 homes, with an ambition to deliver up to 600 new homes a year.

For 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 £1 million.

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

Enquiries

FTI Consulting

Richard Sunderland / Giles Barrie
07894 797067 / 07798 926814
henryboot@fticonsulting.com

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
Oliver Hardy
0207 260 1000

Peel Hunt LLP

Joint Corporate Broker
Ed Allsopp / Tom Graham
0207 418 8900

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