



PAUL NEWMAN

NEW HOMES

A bespoke developer

UPTON, NORTHAMPTON



INTRODUCTION DELIVERING FOR EVERYONE

Paul Newman New Homes has an exceptional track record building exquisite new homes.

Our designs are inspired by the unique character of each environment and community and we consistently outstrip industry norms for design quality, attention to detail, sustainability and return on investment. We guarantee no two of our developments are the same.

We have built in excess of 1,000 new homes since we were established in 2004 and grown a reputation for unlocking complex development sites and working in close partnership with housing

associations, landowners, and financial institutions. We are known as a credible alternative to the established volume housebuilders.

Our founder, Paul Newman is closely involved in every development, ensuring an outstanding product that exceeds expectations of home owners, delivers a return on their investment due to the longevity and saleability of each property, and meets the goals of our partners and investors. We deliver for everyone.

“
SUCCESS IN DESIGN IS ONE OF OUR
PRIORITIES TO ADD VALUE.
”

AN INTERVIEW WITH



PAUL
NEWMAN

I APPROACH EVERY PROJECT AS IF I WERE
BUILDING FOR MYSELF. THIS IS NOT JUST A JOB
OR WORK FOR ME, IT IS A PASSION.

Q: What is the ethos behind Paul Newman New Homes?

Our main focus is offering an exceptional, non-standard product that meets the needs and desires of home owners. We pay close attention to every detail, elevations and internal layout designs that establishes the character of properties as well as functional design that makes homes both efficient and highly liveable. Achieving these objectives means we also deliver for our partners and investors.

Q: What role do you play in each development?

I am hands-on at every stage to ensure a high level of design. I like to think I have a good eye for detail and, perhaps unusually for a developer, I approach every project as if I were building for myself.

This is not just a job or work for me, it is a passion. I care about the homes that have my name on and believe successful design and good quality are the route to making a decent profit.

Q: How are your homes different?

Wherever possible we will exceed industry standards. The standard floor-to-ceiling height

in a generic new home is 8ft. We will, in most cases start with a minimum of 9ft on the ground floor. This creates extra light and enhances the feeling of space.

We are also committed to using natural materials, particularly on elevations, bricks, tiles and slates creating designs that reflect the individuality of each surrounding. The scale, detail and the quality of our builds are far superior to the majority of comparable properties in the marketplace.

Q: What are you proudest of?

I'm very proud of the wide range of developments and quality homes we've delivered across all tenures. We understand the marketplace we operate in, exceed expectations and consistently receive positive feedback from very satisfied homeowners.

I know everyone in our business is also immensely proud of working with the Prince's Foundation on our site at Upton in Northampton. For a company that prides itself on the quality of its design credentials, it is hugely satisfying to have met the standards set by such a respected organisation.



BEAUTIFUL HOMES IN BROUGHTON, MILTON KEYNES

DELIVERING ON OUR PROMISES

As a privately-owned business with a lean management structure, we can make quick decisions. We are rigorous in our due diligence, act quickly to secure the best deals, and complete construction on time and on budget, delivering on our promises.

We are driven by our values to offer creative development solutions that both maximise land values and deliver the highest quality new homes. We are trusted by landowners, local authorities, social housing providers and our investors.

The outcome is a track record of best-in-class developments featuring homes people are proud to live in and are proven to hold their value.

We have received awards from Premier Guarantee and are recognised by the Department for Communities and Local Government (DCLG) as an exemplary developer for our quality design approach to affordable homes.

“
**WE ARE TRUSTED BY LANDOWNERS,
LOCAL AUTHORITIES, SOCIAL HOUSING
PROVIDERS AND OUR INVESTORS.**
”

OUR ROLE

We are focused on four core areas of activity:

- Delivering high quality, bespoke developments
- Unlocking land value through promotion and development agreements with landowners
- Developing affordable housing in partnership with housing associations
- Working with investors to generate superior returns

We deliver every kind of development, from best-in-class affordable housing in Milton Keynes to luxury executive homes in the Cotswolds. We are unrestricted by supply chains and build methods, enabling us to approach every project individually.

OUR VISION

Our overarching vision is to design and build outstanding housing and mixed-used developments that maximise infill sites in established locations and exceed industry norms for design and quality.

Integrity, experience, creativity, professionalism, market awareness and teamwork underpin our approach and enable us to achieve our vision with each new development.

We believe our properties stand the test of time in design and quality and are very different from the majority of bland standard housing developments.

OUR VALUES

These values are central to our culture and development approach:

- Individuality
- Attention to detail
- Quality in design and craftsmanship
- Timelessness
- Trusted partners

A UNIQUELY QUALIFIED TEAM



Paul Newman

CEO and Chairman



John Sullivan

Finance Director



Adrian Cattell

Land and Planning
Director



Paul Burn

Construction Director

Paul Newman New Homes offers a highly experienced senior management team. Their extensive knowledge of working in the residential property development sector sets them apart from the competition.

Their shared ethos and passion for quality, results in successful projects that deliver for landowners, joint venture partners, home buyers and investors.



UPTON, NORTHAMPTON



ADDING VALUE PLANNING AHEAD

Although we are justifiably proud of the homes we build, Paul Newman New Homes also boasts impressive credentials in land assembly. Working in partnership with landowners, often on sites previously refused planning permission, we have delivered attractive and viable planning permissions in several locations.

Our in-house team has the expertise to work with landowners through the planning process, culminating in a development and marketing strategy that ensures land values are maximised at the point of exit.

Our flexible approach means that we work alongside landowners to promote sites for development, guiding them through the planning process to the point of an eventual sale to a third party, or purchasing the site directly from the landowner, or taking a role as a joint venture partner seeing the entire project from cradle to grave.

Most landowners only get one chance to get a development right and the current UK planning landscape makes this a challenging endeavour. At Paul Newman New Homes, we have the skills and resources to support landowners through this process and to achieve successful outcomes.

This modus operandi and a shared objective of maximising returns through optimised development, enables us to develop genuine collaborations with landowners.

“
OUR FLEXIBLE APPROACH MEANS THAT
WE WORK ALONGSIDE LANDOWNERS
TO PROMOTE SITES FOR DEVELOPMENT.
”

DEVELOPMENTS COMMENCING 2021/22

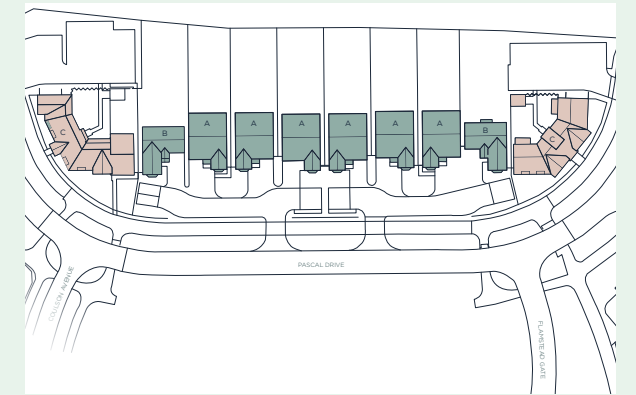
Ashton, Northamptonshire
5 Units



Foresters Arms, Milton Keynes
9 Units



Pascal Drive {Balholm}, Milton Keynes
19 Units



Oxley Park - Site A, Milton Keynes
7 Units



Oxley Park - Site B, Milton Keynes
10 Units



A MIXED-USE SCHEME OF 284 HOMES AND COMMERCIAL PREMISES COMPLETED 2018



CONTEMPORARY AND DISTINCTIVE ASHLAND VALE, MILTON KEYNES

Ashland Vale combines the best contemporary designs and materials with the highest environmental standards.

Consisting of contemporary two bedroom apartments and spacious three, four and five bedroom homes in a variety of breath-taking designs, the vision for Ashland Vale was to introduce a sustainable development with distinctive buildings, streets and landscaping, whilst ensuring that eco-friendly consideration is engaged throughout the specification of materials, design and the promotion of environmentally friendly living.



AN AMAZING PLACE ROSE COURT, WOLVERTON



Rose Court is a development of exceptional four-bedroom detached houses, located off a tree-lined avenue and backing on to local allotment plots. Built to exacting standards, these houses ensure there is no compromise when it comes to style and energy efficiency.



DELIVERING FOR INVESTORS

Just as we employ bespoke solutions for development projects and our homes, we offer a tailored range of packages to investor clients. We work with individuals, consortia, institutional investors, and government agencies on a range of investment projects which have consistently delivered positive performance.

Our flexible approach means we are happy to work with investors as joint venture partners where suitable opportunities present themselves.

Appropriate legal structures will always be put in place to safeguard investments and our commitment to transparency and rigorous financial reporting offers assurance throughout the investment journey.

With a significant pipeline of consented land, we are always ready to speak to new investors who are attracted to our premium product.

FUNDING

In terms of funding we have previously worked with mainstream banks, government agencies and specialist development funders.

“

WE HAVE WORKED WITH PAUL NEWMAN NEW HOMES ON A NUMBER OF SCHEMES AND HAVE FOUND THEM VERY PROFESSIONAL BOTH IN TERMS OF THE STANDARDS OF THEIR DEVELOPMENTS AND THE ABILITY TO DELIVER THEM ON TIME AND TO BUDGET.

– Matt Foley, Octopus Property

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A UNIQUE DEVELOPMENT KINGSHURST, BADSEY

COMPLETED 2019



Kingshurst is a breathtaking new unique development on the edge of the Cotswolds, amidst the natural beauty of the countryside.

With a selection of two, three, four and five bedroom homes, Kingshurst encompasses both the old and new, retaining areas of rich history whilst crafting new and beautiful homes.

Designed with the utmost attention to detail, Kingshurst has delivered a new development of 27 unique homes set across five acres of land for those who are looking to escape the city or settle with a family, surrounded by the British countryside.



“
OUR SKILLS AND DRIVE FOR INDIVIDUALITY
HAVE ALLOWED US TO BUILD CHARACTER
HOMES THAT WOULD RARELY BE SEEN IN
MAINSTREAM DEVELOPMENT.
”

KINGSHURST, BADSEY
COMPLETED 2019



“
COLOURS, FABRIC AND FURNITURE WERE
SELECTED TO COMPLEMENT THE LOCATION
AND ARTS AND CRAFTS STYLING.
”



DEVELOPMENTS
COMMENCING 2022/23

Badsey, Worcestershire
21 Units



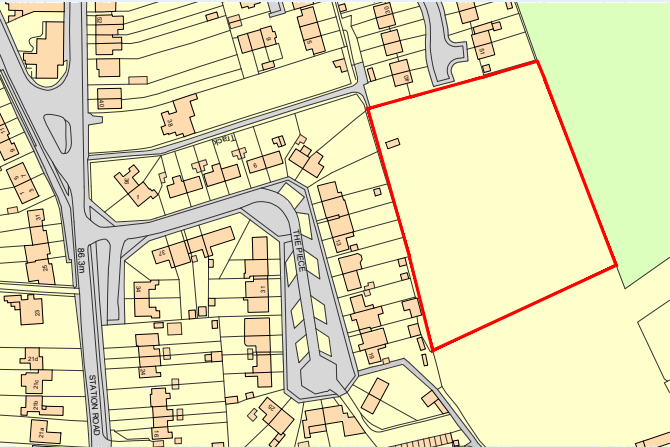
Lower Somercotes, Derbyshire
99 Units



Ringstead, Northamptonshire
35 Units



Cogenhoe, Northamptonshire
35 Units



BALHOLM, MILTON KEYNES
CURRENTLY UNDER CONSTRUCTION



CGI indicative only

BALHOLM, MILTON KEYNES



Introducing Balholm a small collection of eight executive four bedroom houses, two bedroom apartments and three bedroom duplexes in the quiet village of Medbourne, Milton Keynes.

Inspired by traditional architecture, each of the executive four bedroom houses have been designed with the utmost attention to detail. Each house is light and airy with 9ft ceiling heights on the ground floor and have long south east facing back gardens perfect for entertaining.

There are two spacious bedroom apartments and two and three bedroom duplexes both in excess of 1,400 sq ft in size with private balconies.

MILTON MEADOW, MILTON KEYNES COMPLETED IN 2021



Milton Meadow is a breath of fresh air. A contemporary collection of 34 three and four bedroom houses and one and two bedroom apartments. Eleven of which were affordable homes, situated in the heart of New Bradwell.

These individual, architect-designed homes are built using a high quality, superior brick. Each home is light and airy with large modern windows, 9ft high ceilings on the ground floor and fibre broadband connectivity as standard.

All homes enjoy an abundance of living space featuring French doors leading out to the rear garden or balcony. All four bedroom homes also benefit from a roof terrace on the second floor to enjoy more outside space.

**MONKSTON PARK,
MILTON KEYNES**
COMPLETED IN 2021

Monkston Park, Ladbroke Grove is a charming new build development of 26 two, three, four and five bedroom homes, of which eight were affordable homes.





“
ALL OUR HOMES ARE BOTH UNIQUE
AND INDIVIDUAL. WE PROVIDE HOMES
THAT OUR PURCHASERS WANT TO BUY.
”

PAUL NEWMAN

NEW HOMES

A bespoke developer

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