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About Bolsterstone

Bolsterstone Plc is a commercial property developer/investor based in Chesterfield and operating throughout Northern England. The company was formed in 1988 by Managing Director, Pete Swallow, and was originally the property arm of a manufacturing business which was sold in 1993 to Wolseley Group plc which allowed the directors to concentrate on property as the core business.

The company has established a strong track record of delivering commercial property developments for a variety of corporate organisations and on a speculative basis. The company has been particularly successful in establishing strong relationships with several private sector organisations resulting in repeat commissions. These have included a number of projects in Sheffield and other regional locations with Arnold Laver & Co. Bolsterstone has recently created a specialist urban regeneration company - Urbo Regeneration - to tackle large scale mixed use joint ventures in partnership with the public and private sectors. Currently these include major partnerships schemes in Chesterfield, Bradford and Preston.

Bolsterstone Structure

Bolsterstone plc is a trading company which has been established to deal with the day to day administration of its commercial property projects which are normally owned in single purpose vehicles. The main financial vehicle Hellaby SA is based in Luxembourg. The group has a current balance sheet of approximately £20 million. In addition, the company has a 100% interest in a fully listed authorised unit trust managed by Marlborough Fund Managers, which has a value in excess of £10m.

Bolsterstone Track Record

Arnold Laver National Production Centre, Mosborough, Sheffield

Working on behalf of Arnold Laver & Co Ltd, Bolsterstone acquired a 6.5 hectare (16 acre) former sewage works and redeveloped the land providing 23,225 sq m (250,000 sq ft) of commercial accommodation including production, warehouse and showroom which was completed in 2004. Bolsterstone was responsible for all aspects of the design, procurement, financing and delivery of the project which had a value in excess of £10 million.

B&Q, Queens Road, Sheffield

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On the land vacated as a result of the construction of the National Production Centre, Bolsterstone secured a pre-letting of a 9,290 sq m (100,000 sq ft) retail unit plus builders merchant and garden centre to B&Q. Bolsterstone co-ordinated all aspects of the delivery of the completed building to B&Q including significant offsite public sector infrastructure contributions relating to the improvement of Queens Road. The scheme has a current value in excess of £20 million and has been retained as an investment by Arnold Laver.

Lynx Express headquarters and distribution depot, Bermuda Park, Nuneaton

As a result of their established relationship Lynx commissioned Bolsterstone to locate a suitable site for the development of a new 1,858 sq m (20,000 sq ft) headquarters office building and a specialist parcel delivery depot. Bolsterstone acquired a 4 hectare (10 acre) site and completed the initial project in 1999. The warehouse was subsequently extended in 2003 and after the takeover of Lynx by UPS the investment was sold in February 2006 at a figure in excess of £10 million.

Cannons Health and Fitness and residential apartments, Guiseley

Bolsterstone oversaw the refurbishment of a listed tram shed to provide a 2,323 sq m (25,000 sq ft) health and fitness centre for Cannons and the construction of 18 luxury apartments by Magellan. The Cannons building was occupied under long term lease by Cannons and retained by site owner Arnold Laver & Co.

Corporate offices and restaurant, Broughton Lane, Sheffield

On vacant land owned by Arnold Laver close to the Sheffield Arena, Bolsterstone developed 1,208 sq m (13,000 sq ft) of offices in two blocks for Yorkshire Bank and DDAT and Connexions and a drive thru' restaurant for KFC. The completed investment has been retained. The current value of the development is circa £3 million.

Chesterfield Waterside

Bolsterstone, acting as joint venture partner with Arnold Laver and AGD Regeneration (Urbo Regeneration) have an agreement with Chesterfield Borough Council for the assembly and development of a site of 17 hectares (41 acres) alongside the A61 immediately to the north of the town centre. The partnership will act as lead developer in respect of the delivery of a regeneration of the land to provide a high quality mixed use environment to include residential, leisure, retail and employment uses. It is expected that the initial phases of the project which will include the construction of a new canal basin will begin on site during 2008.

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Bramall Lane, Sheffield

In conjunction with third party developer Magellan, Bolsterstone has brought forward the redevelopment of a 1.6 hectare (4 acre) site owned by Arnold Laver close to the Sheffield United football ground. The project will provide 188 residential units, offices and retail and was completed in 2007. The total scheme value is in the region of £30 million.

Tetrad, Preston

Bolsterstone has established a joint venture agreement with furniture manufacturer Tetrad in connection with their relocation to a new bespoke facility which will enable the redevelopment of a site close to Preston city centre which totals over 20 acres. The scheme which is seen as a key regeneration project by the city Council will incorporate a mixed use approach to include residential, leisure and retail uses.

Sheffield Sites

Bolsterstone has invested heavily in sites and buildings in Sheffield in the recent past having acquired 13 properties in the city in the past 12 months. Each of these provides a range of opportunities for either short term redevelopment or for inclusion in wider regeneration initiatives being promoted by Sheffield City Council for delivery over the forthcoming years. The company owns sites and buildings in the city's cultural industries quarter, the St Vincent's Action Area and the West Bar redevelopment.

For further information about Bolsterstone, please contact Justine McGuinn of Just PR & Marketing on 07903 661228 or email justine@justprm.co.uk