

## **PRESS RELEASE INFORMATION**

31<sup>st</sup> August 2007

### **RUDDINGTON DEVELOPMENT GOES IN FOR PLANNING**

Detailed plans for a new £6.5 million residential development in Ruddington have been submitted to Rushcliffe Borough Council, which if approved, will see the redevelopment of Orchard House, the 1970's eyesore that lies in the grounds of South Manor in south Nottinghamshire.

Barteak Developments Ltd has worked with Franklin Ellis Architects to produce the designs, which will see the former local authority nursing home replaced with a high quality care home with medical support facilities.

In the heart of a conservation area within the mature landscaped grounds of the 18<sup>th</sup> century listed South Manor, the care home has been designed to be sympathetic to the neighbouring Grade II listed building and reflect the village's historic qualities - carefully considering the height of the buildings, the landscaping and even using similar building materials to blend with the vernacular.

David Back, managing director of Barteak Developments Ltd said: "Our original plans were to build a selection of luxury apartments aimed at the upwardly mobile and affluent downsizers. However following intensive research we have altered our plans to cater for the care home market, which will bring about substantial public benefits and significantly enhance the immediate area.

"We have worked closely with local firm, Franklin Ellis Architects to ensure that our designs for Orchard House are of a supreme quality and will be in keeping with the traditional community village feel of Ruddington. As a highly sought after residential area, we hope that our plans to redevelop the Orchard House, currently regarded as an eyesore, will be met with approval."

Barteak, who is currently working with a national provider to develop one of the largest, luxury care homes in Birmingham, is planning to provide a selection of one and two bedroom apartments in Ruddington with supporting communal facilities.

Subject to approval, redevelopment work could commence as early as spring 2008, and will take approximately 12 months to construct.

The Orchard House site is the latest in a string of East Midlands schemes from the Dorridge based developer – bringing the value of its current projects to £25million. The company is now in negotiations on further opportunities within the region, which will see its annual development portfolio reach a total value of circa £40million by the end of 2007.

At Barteak's Carlton Court development on Midland Road in Nottingham, there are just 13 apartments remaining, with many sales going to local first time buyers. A further two developments in Nottingham are due to commence work before the end of the year.

The 0.9 acre Orchard House site sits within the 2.5 acre manicured grounds of South Manor, originally a mansionesque residence, which was built in the late 1700's and then significantly altered by architect T.C Hine for Sir Thomas Parkyns in 1852. The historic building is now utilised as prestigious office space.

Barteak Developments Ltd was founded in 1978, and has since garnered a reputation as a specialist property developer. Set up by a leading team of property and finance professionals, Barteak prides itself on going beyond the call of duty to deliver quality and value to owners, tenants and investors alike. The management team has increased turnover in the last three years by 100 per cent to £26million. Going forward, the company intends to continue to diversify in the mixed use arena, particularly focusing on residential and healthcare uses.

For further information on the Orchard House site or for land and development opportunities, please contact Paul Webb or Charlie Howard on 01564 778 788 or [www.barteak.co.uk](http://www.barteak.co.uk)

**ENDS**

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