



Land & Property Consultants

Agency & Strategic Land Services



PADDY SYKES
Director

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NAME: PADDY SYKES

DOB: 1st March 1964

QUALIFICATIONS:

MRICS - Member of The Royal Institute of Chartered Surveyors
MBA - Masters in Business Administration (Reading University)

WORK:

MAR 2017 - PRESENT DATE
MAR 2015 - SEPT 2016
SEPT 2004 - DEC 2014

Padland.Co (Director)
Knight Frank LLP (Partner)
King Sturge LLP/JLL (Partner/Director)

GENERAL:

Paddy has over 25 years experience in the sale of residential development land and buildings operating predominantly throughout the south west of England and South Wales.

Paddy has advised and worked with a wide range of private and public landowners to include individuals, companies, charities, organisations and public authorities.

His understanding of the various stages and processes involved in preparing land and buildings for sale, combined with his knowledge and contacts in the various markets, ensures he can achieve the best outcome for his clients both on immediate sales and strategic landholdings.

Paddy has developed a reputation for providing clear realistic advice and a having a tough, can do attitude to negotiating, problem solving and getting deals done.

RELEVANT EXPERIENCE:

LAND AT NORTH BRISTOL

Acting for a company landowner on the marketing and sale of a 6.5 acre green field site with outline planning permission for 110 dwellings. Full marketing campaign with dedicated website. After protracted negotiations and legal, contracts exchanged with regional house builder at a figure in the region of £5M.

SITE IN CENTRAL BATH

Acting for a private landowner on the marketing and sale of a small brownfield site with outline planning permission for 9 dwellings. Targeted and selective marketing campaign to regional house builders. Extensive offer evaluation and reporting to client resulting in accepting an offer lower than the highest offer from a party known to have funds and a track record of performing. Site sold in the region of £1.8M.

PROPERTY IN CLIFTON, BRISTOL

Acting for property owner of large Grade II listed property suitable for single house, conversion into several apartments or for high end student accommodation. Regional advertising and marketing campaign. Evaluation of outright purchase versus subject to planning offers. Sold unconditionally for 1.3M.

SITE IN CHELTENHAM

Acting for Charity in the marketing and sale of 5.5 acre site with outline planning permission for 85 dwellings. Clear open marketing strategy and reporting process suitable for Charities act disposal purposes. Site sold to national house builder for in the of £6.5M.

LAND IN NORTH ENGLAND

Acting for family estate on 10 acre strategic site. Advised on merits of promotion agreement v option agreement. Terms agreed with national house builder for fixed 3 year Option Agreement.

SOUTH BRISTOL

Acting as advisor to a consortium of landowners on large strategic site involving matters of equalisation, cooperation and capping planning costs. In negotiations with promoter before submitting a planning application.

SOUTH DEVON

Acting for consortium of landowners in negotiating option price of a 14 acre site with planning. National house builders opening offer (Price Notice under Option Agreement) was at circa £400k. After extensive negotiations and reporting terms agreed and land sold at a figure in excess of £3M.

W: www.padland.co.uk