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Northstone and Great Places Finalise £6.2M Affordable Housing Deal

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A £6.2 million deal between Northstone, the residential development arm of Peel Group, and Great Places Housing Group will bring 31 affordable homes to Lancaster's Breacla site. Located on Scotforth Road, the development will offer a total of 70 homes, combining open market and affordable options.

Of the 31 affordable units, 21 will be delivered under Section 106 agreements, 10 designated for Affordable Rent, and 11 for Shared Ownership. The remaining 10 homes, also offered for Shared Ownership, exceed planning requirements and represent a broader commitment to housing access in the area. Northstone will retain 39 homes for private sale.

The new homes will include one-bedroom maisonettes, two-bedroom bungalows, and a range of houses catering to families. The first units are set to be handed over in summer 2025, with full completion expected by spring 2026.

Northstone’s Land and Partnerships Manager, Jarod Kelly, said the development aims to go beyond compliance. “We believe in delivering communities, not just homes, and this deal with Great Places means we are not only meeting local housing needs, but we are exceeding them.”

Hazel Doolan, Development Programme Manager at Great Places, added, “We’re particularly pleased with the additional shared ownership units which go above and beyond planning requirements.”

In Cumbria, Strands & Screes Holdings has secured a £900,000 loan from NatWest to support the acquisition and renovation of The Strands Hotel, Screes Inn, and its adjoining brewery near Scafell Pike. The funding will modernise accommodation and expand brewing operations while preserving local heritage and creating jobs.

Managing Director Dave Keeler, who began his hospitality career at The Strands Hotel in 1982, expressed optimism: “We are thrilled to have the support of NatWest as we embark on this exciting new chapter.”

NatWest’s Mark Ward, who led the deal, noted, “We are confident this investment will bring substantial benefits to the Wasdale Valley area.”

Law firm Harrison Drury advised on the acquisition, including freehold transfer, through its corporate and property teams.

Meanwhile, Savills reports a 45% year-on-year increase in hotel investment in the North West, totalling £57 million in the first half of 2025. The growth comes as investors increasingly look beyond London, with demand driven by staycations and business travel.

Tom Cunningham of Savills Manchester remarked, “The North West hotel market has seen a strong performance… I would expect the performance to remain strong for the rest of the year.”

In Manchester, Great Places marked the topping out of a £29 million affordable housing project on Laystall Street. Due for completion in spring 2026, the site will include 89 one- and two-bedroom apartments offered under Rent to Buy and Social Rent schemes.