



# A trusted partner

---

Building value for landowners



**TILIA**  
HOMES



# About Tilia Homes

Following our successful acquisition by leading private equity firm Terra Firma in 2021, Tilia Homes has been on an exciting journey as an independent homebuilder.

With significant investment from our owners fuelling our ambitious plans for growth, we are committed to building sustainable, well-designed, quality-built homes across all four of the regions in which we currently operate – Northern, Central, Eastern and Western.

We take a sensitive approach to development, engaging with local communities and striving to make a positive difference to the areas in which we build.

It is our goal to be one of the country's leading homebuilders.

Securing the right development opportunities will be key to our success and, with the financial backing and long-term support of our owners, we will be playing a major role in the land market.



# Tilia at a glance



More than  
**70**

years' experience  
building new homes

**4**

operating regions  
across England

More than  
**1,000**

private sales  
each year

**41**

developments

Circa  
**300**

affordable homes  
delivered per annum





# Operating area

Tilia Homes currently operates out of four regional offices.

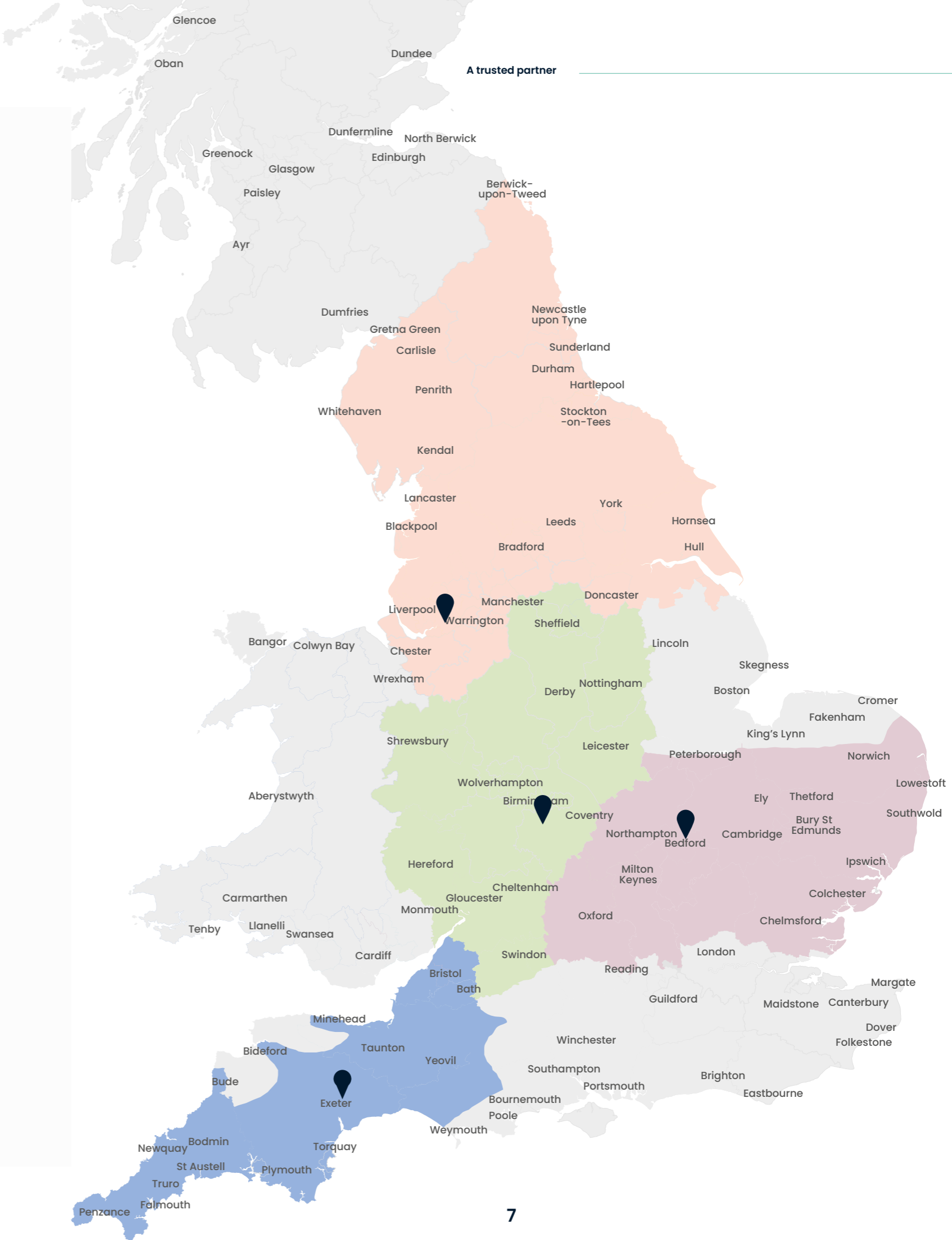
**Tilia Homes Northern**  
 Building C - Concentric  
 Warrington Road  
 Warrington  
 WA3 6WX

**Tilia Homes Central**  
 Tungsten Building, Central Boulevard  
 Blythe Valley Business Park  
 Solihull  
 B90 8AU

**Tilia Homes Eastern**  
 Fraser Road  
 Priory Business Park  
 Bedford  
 MK44 3WH

**Tilia Homes Western**  
 Hawthorn House  
 Exeter Business Park  
 Emperor Way  
 Exeter  
 EX1 3QS

 Tilia Regional Office



A trusted partner

# Our partnership with landowners

At Tilia Homes, we pride ourselves on being a trusted partner that takes an honest, open approach while delivering on our promises.

We work in partnership with landowners to add value to development opportunities and work closely with local authorities to create the right solution for each site.

We also engage with local communities through the planning process, listen to opinions and invest millions of pounds every

year to infrastructure, education and community facilities through Section 106 contributions and the Community Infrastructure Levy.

Our regional teams provide local knowledge and understanding and have relationships with key stakeholders. We also enhance our own expertise with a team of specialist consultants and advisors on areas such as transport, environment, ecology, archaeology and landscaping.



# Working with Tilia Homes



Tilia Homes is actively looking for new development opportunities across our four operating regions.

Any land opportunity will be considered, particularly those in sustainable suburban locations with good transport links and access to community facilities.

We have a strong track record in delivering both complex brownfield regeneration projects and sustainable greenfield developments and we will consider sites with or without planning permission for residential development.

We assess every site individually and honestly, while providing the best possible advice on the most appropriate development solution and planning strategy.

We can manage the whole process on behalf of the landowner, bringing in the right consultant team, liaising with the relevant local authorities and statutory bodies and consulting with the local community. Our focus is always on securing the best outcome for everyone involved.



# Building sustainably



Tilia Homes recognises the importance of operating sustainably and minimising the impact of our operations on the environment. Creating sustainable communities means selecting the right sites for developments, which meet the needs of both homeowners today and the generations of tomorrow.

We are considerate of the local environments in which we build, protecting local character, the natural environment and wildlife. Homes are designed in keeping with local architectural style and we conduct a thorough ecological assessment to fully understand the possible impact of our development proposals.

We build sustainably too, taking a fabric-first approach to energy efficiency using modern building methods of construction. We focus on waste reduction on our sites and minimise what we send to landfill.

We also explore opportunities to incorporate renewable energy on our developments, including solar panels, electronic vehicle (EV) charging points and ground and air source heat pumps.

Our ambition is to reduce our emissions as much as practically possible while keeping any off setting to a minimum, reaching the collective goal to become a leader for zero carbon and self-sufficiency.



# Development spotlights

## Central



### Verdant Rise, Ashton Green

At the landmark regeneration development, Verdant Rise, in Ashton Green to the north of Leicester, Tilia Homes is contributing to the first phase of a major sustainable urban extension of up to 3,000 new homes. The development will feature community and health facilities, employment land and retail. Tilia Homes Central will deliver 300 homes in a range of two- to five-bedroom styles.



### Landimore Park, Hardingstone

This flagship development on the outskirts of Northampton is a transformed piece of 111-acre land. The Tilia Homes development will feature 750 new homes, nearly six and a half acres of public open space, a new school and local facilities.

## Eastern



### Kings Park, Cottenham

Kings Park is a prime development of two- to five-bedroom homes, with a 40% affordable homes provision, in the thriving Cambridgeshire village of Cottenham. 40% of properties are allocated for affordable rent. The site offers access to a wide range of local facilities and is conveniently located around five miles\* north of historic Cambridge city centre.

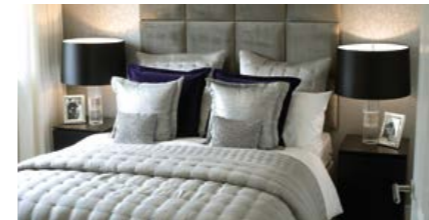


### Forge Place, Wellingborough

Forge Place is a collection of one- to four-bedroom properties in a sought-after location, just outside the Northamptonshire market town of Wellingborough. The design of the homes draws inspiration from the local landscape, while apartments and town houses add a contemporary feel to the development.

\*Distances are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

## Northern



### The Bluebells at Tanton Fields, Stokesley

The Bluebells at Tanton Fields is a charming collection of 282 two- to five-bedroom homes in Stokesley, North Yorkshire. Set on the banks of the River Leven, Stokesley is a small market town around 10 miles\* south of Middlesbrough town centre. This popular location offers a real taste of country life with plenty of local amenities on the doorstep.



### Alston Grange, Longridge

A beautiful collection of 256 homes situated in Longridge, amongst the rolling fields of the Ribble Valley, these new properties have taken inspiration from local architecture to blend seamlessly with their surroundings and have proved extremely popular with local buyers.

\*Distances are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

## Western



### Cashmere Park, South Molton

A new development of 129 homes in the North Devon village of South Molton. This attractive greenfield site features nearly two acres of public open space, a children's play area and retained trees to enhance biodiversity. The scheme will also deliver infrastructure benefits as part of a new Western Relief Road.



### Teign View, Kingsteignton

Teign View is now in its second phase and combines a superb location with easy access to Torquay and Newton Abbott. This popular development, now in its second phase, combines a superb location with easy access to Exeter, Torquay and Newton Abbot.



# Get in touch

Please get in touch if you have a land opportunity you would like to discuss with us.



**Ian Mitchell**  
Group Planning Director

ian.mitchell@tiliahomes.co.uk  
07771 675101



**Alan Hindley**  
Land Director - Western Region

alan.hindley@tiliahomes.co.uk  
07513 480141



**Jack Sharpe**  
Land and Planning Director -  
Central Region

jack.sharpe@tiliahomes.co.uk  
07581 032706



**Arthur Brenton**  
Land and Planning Director -  
Eastern Region

arthur.brenton@tiliahomes.co.uk  
07821 663782





**TILIA**  
HOMES

**Building value  
for landowners**

**[tiliahomes.co.uk](https://tiliahomes.co.uk)**

Images and computer generated images are for illustrative purposes only.