

Spotlight

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Hello

Welcome to this latest edition of Spotlight

It is very pleasing to report another successful year for the Emerson Group, with solid growth in profits from all areas of the business, a strengthened balance sheet and increase in shareholder value.

Despite living in unprecedented times, where political and economic uncertainty is increasingly becoming the norm, the environment appears to have had minimal impact on overall activity and investment levels. Businesses and consumers are cautious, but willing to look beyond the uncertainty and the underlying economic indicators and proceed accordingly.

Visitor interest has continued to successfully convert into sales for our UK Residential Division, helped by the extended support of the Government's Help to Buy scheme and the continued affordability of consumer mortgages and low interest rates. We continue to actively replenish our landbank and I am pleased with the future pipeline of land and confident that it will sustain profit growth, particularly in the smaller regions.

Despite commercial property transactions falling in the UK, our UK Commercial Division added four new properties to the portfolio that will offer value growth in the future.

With the exception of the short term reaction to Brexit, property values have remained relatively stable so it is pleasing to report that the value of our UK portfolio has increased by £17m which is down to the Group's philosophy on quality property management, active tenant communication and quality upgrade and refurbishment where appropriate.

Our International Division USA has continued to perform well. We have now established Jones Homes USA as a major housebuilder capable of delivering returns on our considerable landbank. All developments in the USA are progressing well, and we continue to work collaboratively to mutual benefit with our joint venture partners. Similarly, in Portugal, the Algarve is showing a modest, but steady improvement and continues to offer a safe haven for holidaymakers, golfers and retirees. Rental incomes have increased at our resorts, along with associated activities including golf, spa and restaurant bookings.

All of this could not happen without the continued commitment of our exceptional team, and I am grateful to them for their ongoing support and dedication to the business. Through uncertain times and varying market

conditions, the directors, managers and staff continue to show their loyalty and I would like to thank them for the contribution they have made.

Overall, the Group remains conservatively managed and has never been financially stronger. We will continue to pursue the strategy set out in the Strategic Report and focus on our key strengths of providing quality products and services to customers. We are perfectly placed to capitalise on current favourable trading conditions and will continue to drive the business forward and invest for the long term wellbeing of our shareholders.

Peter Emerson Jones OBE
Chairman, The Emerson Group



Last Drop Village Hotel & Spa

An oasis of tranquility on the edge of the Pennine Moors.

This long established hotel is a short drive from Bolton Town centre and was acquired by The Emerson Group in December 2015.

The name, 'Last Drop', was suggested to the owner at a celebration dinner following the completion of the restaurant in 1964 as they finished off a bottle of wine.

Located in an elevated part of the countryside, The Last Drop Village Hotel & Spa is within a short distance of the motorway network and less than 30 minutes from Manchester City Centre and Manchester Airport. Its location is off the A666, which offers great links to the motorway network M61, M65, M62 and M6.

Since its acquisition, The Emerson Group has undertaken an extensive refurbishment programme of the hotel with 131 bedrooms being refurbished. The spacious bedrooms, many with views over the beautifully landscaped gardens, woodland and the moors beyond, have large screen smart TV's and high speed Wi-Fi, which enhance the in-room facilities.

The new front entrance has given the hotel a real sense of arrival, whilst improving access for our guests with mobility issues.

The Courtyard Restaurant opens into the split level Courtyard Bar, which in turn has panoramic views over the front gardens and

Pennine Moors and the decked area enables our guests to enjoy a drink on a long summer evening.

The Village Spa has an 18 metre indoor heated swimming pool, a thermal suite with 5 sensory rooms and an outdoor hydro pool, with stunning views even in the depths of winter.

The Last Drop Hotel and Spa has everything you are looking for in a banqueting suite. With 3 air-conditioned banquet / conference rooms, each with their own unique style and character, catering in size from 50 to 700 guests.



The Signature Collection

Although Jones Homes' superior specification is the envy of the industry, some of our developments go even further. Blending our rich build heritage with the ultimate in contemporary design and attention to detail, the Signature Collection is our most exacting specification to date.

With distinctive exteriors and interiors, homes in this prestigious collection combine luxurious finishes and exclusive features to create a level of perfection that cannot be found elsewhere.

These sensational homes are designed around the way you want to live. Bright and airy garden rooms with bi-fold doors and beautiful designed kitchens combine form and function with top of the range appliances. Exquisite Villeroy and Boch sanitaryware furnish the stunning bathrooms and en suites with walk-in showers, beautifully finished with Hansgrohe taps and a choice of full height tiling by Porcelanosa. In addition, a home audio system is included, along with CCTV, a wired alarm system and remote controlled garage door to ensure every last detail is considered and our homes provide the luxury lifestyle that people dream of.

Please refer to the development-specific specification for full details.

Jones Homes teams up with Lancashire Sports

In the year that saw our newest region celebrate 10 years in business, Jones Homes Lancashire were proud to sponsor the "Community Club of the Year" category at the Lancashire Sports Awards 2019.

Organised by Active Lancashire, the awards are dedicated to honouring outstanding sporting achievements across the Red Rose county.

The sponsorship was the latest contribution by Jones Homes Lancashire to community projects in the region, following earlier involvement with Rufford Cricket Club, support for Carers Support South Lakes and a donation towards a community defibrillator project in Rufford.

Sales Director Carol Barlow, who presented the award to the winners, Accrington Wildcats Rugby League Football Club, said: "It was an inspirational evening celebrating the dedication of sporting heroes in our local communities. We were delighted to be able to support the awards."



Chris 'Kammy' Kamara and Charlotte Jackson put Eccles on the map

Legendary TV presenters Chris 'Kammy' Kamara and Charlotte Jackson joined commercial property agents at Orbit Developments' offices in Eccles to launch the rebrand of City Approach.

Over 40 of the region's leading property agents attended an invitation only event to meet the celebrity guests and view the refurbished office space.

Led by Orbit Developments' Divisional Director Dean Richards, attendees heard an overview of the positive changes in Orbit's property portfolio and the benefits of choosing Eccles as a business location.

Situated on the M602 on the approach to Manchester city centre, City Approach is in a highly prominent location with almost unequalled transport connectivity to anywhere else in Greater Manchester with Eccles town centre offering train, bus and Metrolink public transport services in addition to easily accessible road links.

Guests were treated to a live Q&A with Sky Sports presenter Charlotte Jackson and Chris 'Kammy' Kamara.

Although he is best known for his live pitch-side punditry of premier league



football matches on Sky's Soccer Saturday, Chris Kamara is also co-presenter and football analyst for Sky Sports Show Goals on Sunday and presenter on ITV's Ninja Warrior UK and talked about his career development from being enlisted in the Royal Navy to becoming a professional footballer and manager of Bradford City.

Dean Richards, Divisional Director of Orbit commented:

"Throughout the rebranding and repositioning project, we have invested a lot of time, money and resources into the buildings at City Approach and really wanted to put the development on the commercial property map."

"Eccles has been overlooked as a business destination in the past, yet it has so much to offer companies looking for an easily accessible and great value office base."

Commercial property agents Canning O'Neill and Cushman & Wakefield are

retained on the scheme. Director at Canning O'Neill James Dickinson commented on the event:

"The launch event was a great success, attracting Manchester's property agents many of whom who had never visited the property before."

"Positive feedback was received from all attendees in terms of the both the plans for the 1 and 2 City Approach and the value for money that the office accommodation can offer an occupier."

"City Approach is a very attractive alternative to schemes in Salford Quays or Old Trafford for the more cost-conscious business, whilst simultaneously providing high quality and presentable office space."

Since the launch of City Approach 1 & 2, the buildings have attracted a lot of new companies and are now 87.5% let.



The crowning glory of Backford Park

The beautifully original and lovingly restored Backford Hall & Stables is now complete.

Taking pride of place at the heart of Backford Park, the magnificent Grade II listed country house has been sympathetically restored and converted into ten unique apartments with the accompanying stables transformed into five beautiful homes.

Built in 1863, the breathtaking red and blue brick detail exterior and stone window surrounds are a spectacular introduction to this undeniably impressive place to call home. A timeless mix of Jacobean and Elizabethan styles, each home is as individual as it is grand, offering character, charm and a real sense of history.

Starting a new era of splendour for the Hall & Stables, Jones Homes have preserved the building's integrity throughout. Period features such as the awe-inspiring atrium, galleried hall, mahogany staircase, ornamental ceilings and twisted chimneys have all been sensitively refurbished to reveal their former glory and preserve them for the future.

Set within the beautiful ground of Backford Park, Backford Hall & Stables provides the best of both worlds, a stunning rural setting that's just a few miles from the historic city of Chester.



BACKFORD HALL
CHESTER

BACKFORD HALL & STABLES CHESTER

Classical splendour
blends with
modern living





Jones Homes expands in West Lancashire and Cumbria

Further enhancing its established presence in the region, Jones Homes has recently added to its portfolio of land across West Lancashire, with new sites in Mawdesley, and a new development in the neighbouring village of Rufford.

Hesketh Reach will launch this Spring 2020 and is our second development in the village of Rufford.

St Peter's Park in Mawdesley is already underway, constructing a range of properties from 2 bedroom apartments up to stunning 5 bedroom executive homes with a superior level of specification. As part of the development a brand new community sports facility and permanent base for the Ormskirk and District Scouts is also being donated to the local community.

Jones Homes is also expanding into

Cumbria, transforming an 11 acre site in Kendal into a stunning residential development of 110 properties. It is the first development in the Lake District for Jones Homes and the development will comprise a stylish collection of one and two bedroom apartments, plus a superb selection of two, three, four and five bedroom homes.

Regional Director of Jones Homes Lancashire, Ralph Bacon, commented, "It is exciting to be moving into new areas and we look forward to introducing the Jones Homes brand and our industry-leading specification to homebuyers in Preston and Kendal."

Award winning Site Manager

Jones Homes' site manager, Alex Bedson at Bollin Park in Wilmslow, has been recognised as one of the best in the country by industry body, the National House Builders Federation (NHBC).

Selected from more than 16,000 site managers, Alex was one of only 12 in the UK to receive a Regional Award in the Medium Builder Category.

Much coveted across the industry, the NHBC awards are dedicated to recognising those who demonstrate exceptional commitment and build homes of outstanding quality.

Having won a Pride in the Job award previously, it is the first time that Alex, a site manager for more than 10 years, has received a Regional Award.

First to congratulate Alex on his achievement was Jones Homes' Deputy Chairman, Mark Emerson Jones, who said: "This is a first for Jones Homes and we

are incredibly proud of Alex. The prestige associated with such an accolade is widely acknowledged in the industry and it is exceptionally good news for Jones Homes that one of our site managers has been recognised as one of the best in the country."

Now in its 37th year, the Pride in the Job Awards are the most highly regarded in the housebuilding industry, and one all site managers strive to achieve. Judging for the awards is rigorous, with each site manager assessed in 44 areas of site management, including technical knowledge, consistency in the build process and quality control.

Competition in the North West was tough, with only four site managers in the region taking home a Regional Award.

On his Regional Award win, Alex says: "The Pride in the Job Awards are hugely competitive among site managers and I am thrilled to have progressed this far. I am proud of what I and the team have achieved at Bollin Park and the success of the development."



Pets at Home opens new pet-friendly head office

Pets at Home has opened a brand-new pet-friendly office headquarters in Cheshire totalling 22,669 sq ft owned by Orbit Developments.

Named after the location of the first Pets at Home store which opened in 1991, Chester House is part of a £2 million investment to provide modern workspace for up to 300 colleagues and their pets.

Recognised by The Sunday Times as one of the Top 100 UK Companies to work for, the company has designed the offices to be 'pet-friendly' and feature a dedicated 'dog kitchen', playpark area and shower facilities available for colleagues to use.

The Pet Park is a fully enclosed outdoor safe area designed with the welfare of colleagues' pets in mind, split into different zones and textures for inquisitive paws. It includes toys, ramps, tunnels, water stations and a warm shower for muddy paws (and boots).

The building also includes 17 themed meeting rooms, three kitchens, a library and a creative lab, and to maximise colleague's wellbeing breakout areas, private phone booths, enhanced lighting and special relaxation areas.



Peter Pritchard, Group CEO of Pets at Home, said: "From the Pet Park to the meeting rooms and kitchen spaces, our new state of the art home and workplace has been built with our colleagues and their pets in mind. The business has come a long way since our first store opened in Chester and it seems fitting that our new building is named after it."

In addition, Pets at Home also unveiled new names for the two other office buildings on Stanley Green, Gateshead House and Rotherham House, named after the second and third Pets at Home stores to open.

Paul McLeman, Leasing Director at Orbit Developments, commented:

"We have worked with Pets at Home for many years throughout their business growth and we were delighted to mark the special milestone for them with the opening of their new and very unique office HQ in one of our buildings."

"They have certainly made the buildings at Handforth Dean Business Park their own, and the new office headquarters provides the employees – and their pets of course – with state-of-the-art workspace. We wish them continued success."

Jones Homes unveils new concept in active adult living

Jones Homes have unveiled a new concept in age-exclusive living which will reinvent the new homes market for over 55s in the UK.

Active adult living is a concept developed by Jones Homes USA. The company creates bespoke active adult developments promoting an active lifestyle in exclusive surroundings in locations across Florida.

The first Jones Homes Active Adult Living development in the UK is currently under construction in Wilmslow, Cheshire.

The gated development, known as Sanctuary, will include a club house, residents' lounges, a gym and hair and beauty treatment rooms.

Sanctuary Wilmslow will provide 2 and 3 bedroom cottages and apartments, all available for private sale, set in landscaped gardens. The new community will be pet-friendly. Residents will have access to a minibus, gardening, cleaning and care

services, which can include domiciliary or personal care.

Mark Emerson Jones, Deputy Chairman for Jones Homes, said: "Active Adult Living is a concept that we have developed over a number of years in the USA. As the UK's downsizer market continues to grow, the time is right to launch the concept here.

"Jones Homes has been building homes in the UK for over 60 years, so we have the knowledge to refine the active adult living model to make it appropriate to our buyers.

"We are already planning our second Active Adult Living development at Last Drop Village in Bolton and look forward to rolling out the concept across our operating area."



Orbit complete speculative build of 110k sq ft distribution centre

Orbit Developments has completed the first phase of the construction at Academy Business Park in Knowsley.

The speculatively-built distribution centre has been completed to shell consisting of 100,000 sq ft warehousing space and 10,000 sq ft of ground and first floor office accommodation. Orbit celebrated the completion of building one with an exclusive launch event for commercial property agents. The building was well received with retained agent Darren Hill, Director for CBRE commenting on the new development:

"Knowsley is a proven location and has excellent communications links being located within minutes of the A580 East Lancashire Road and Junction 4 of the M57.

"The lack of good quality modern stock within both the locality and wider North West

region as a whole, combined with the USP's this unit benefits from including both standard dock levellers and 4 no. high euro dock level loading doors, will ensure it appeals to a wide range of occupiers."

The accommodation is adjacent to Liverpool Football Club Training Academy and within close proximity to distribution hubs and contact centres for other national business such as Amazon, QVC and Matalan.

The area has benefitted from progressive improvements to industrial property driven by a steady increase in demand. Jon Thorne, Partner at B8 Real Estate commented on the new development:

"The industrial / distribution sector continues to generate good levels of occupier demand driven by the growth of on-line retailing and occupiers striving to improve the efficiency of their supply chain by moving to more modern premises. We expect this to continue and the

North West / Merseyside is also seen as a good location to base operations in so there is a real need to deliver good quality new build space to the market as Orbit are doing at Academy Business Park."

The easily accessible location close to M57 and M62 motorways, makes the area very attractive to distribution businesses looking for a strategic north west base close to the key shipping destination Liverpool Superport and also Liverpool and Manchester airports.

Orbit Developments Divisional Director for Merseyside, Dennis Dwyer commented:

"This first phase of development at Academy Business Park, Knowsley has been carried out to satisfy the growing demand within the North West for this type and size of property. A second phase of development is already planned of an identical size and we look forward to moving on shortly to this next stream of development"



'A day in the life of' NATALIE HALL

There's no such thing as a standard day for Jones Homes' only female site manager Natalie Hall. Currently part of the management team at Jones Homes' prestigious Bollin Park development in Wilmslow, the 30-year-old thrives on the different challenges that every day brings and the constant changes on a busy building site.

"I think construction is in my blood," she explains, "I studied Construction Project Management at University and was surrounded by building at home as my dad was a principal engineer with the NHBC and my mum was a local authority building inspector for Cheshire East. They've both recently retired so it's up to me to continue the family connection with the industry. I love it. As a career, construction offers so much potential, and it's varied and interesting as no two days are ever the same."

An average day for Natalie starts early, she's on site before 8am to plan the day's workload, check build progress and order materials.

Responsible for the smooth running of the site, and ensuring build progresses on time and to budget, she is involved in all aspects of the construction process from the initial groundworks to final completion. Overseeing every last detail to ensure every property is built to the highest standards, she can generally be found out on the building site dealing with contractors and tradesmen to direct tasks and keep work flowing efficiently, often managing around 30 operatives at any one time.

She never fails to enjoy seeing the development evolve, "It's wonderful to see something that you have been so closely involved with start to take shape; to see the properties come up from nothing and transform into beautiful family homes. It's incredibly fulfilling and gives all of us on site a real sense of pride in the job."

The day draws to a close at around 5.30pm, or when all work is done, and Natalie heads home relax before setting the alarm for an early start on site again the next day.



Orbit deliver long awaited bowling alley at Linkway West

Orbit Developments, the commercial property division of The Emerson Group, has completed construction on the next phase at Linkway West, St Helen's latest retail and leisure venue.

The scheme has seen the arrival of a £1.8m twelve lane, ten-pin bowling facility and family entertainment centre operated by national bowl brand Superbowl UK.

The arrival of Superbowl UK compliments the schemes' existing retail offer featuring Costa Coffee, Aldi and a new concept Frankie & Benny's restaurant. Home Bargains has also opened a new store at the scheme taking 18,000sq ft of ground floor retail space.

Paul Hubball, Director for Orbit Developments said:

"The development of Linkway West has been challenging from the outset including the remediation of a contaminated site which has sat vacant for years, with the ultimate aim of making it a space that can be used and enjoyed by the public."

"The hard work has paid off and with an investment of over £1.8m we are delighted to be offering a leisure scheme for local

residents to enjoy."

Orbit Developments have worked closely with St Helens Council and their initiative 'Invest in St Helens' to deliver a scheme which further drives the leisure and retail economy in the area.

St Helens Council Leader Barrie Grunewald said:

"I've wanted a bowling alley to enhance the town's leisure offer for some time now, so to see it completed is very exciting indeed, and is a significant milestone in regards to steering the town centre towards more positive and promising times.

"We know that the regeneration of our town centre is top of most residents' wish lists and I can assure those residents that this is one of the council's biggest priorities as we look to attract more families from inside and outside of the borough to spend time together in our town to support the local economy. I believe the bowling alley is a

perfect piece of the jigsaw in allowing us to do this."

Kate Quaintance-Blackford, Director of Superbowl UK commented on the development:

"Linkway West has presented us with an opportunity to bring our distinctive brand of family entertainment into St Helens. We are one of very few companies in the UK offering such a variety of facilities under one roof and, because of that, we're very confident about the success of the new site here."

The Emerson Group have been instrumental in driving change across the region with its residential division Jones Homes bringing two new-build schemes to Eccleston and Newton-le-Willows. With the new developments came the arrival of the first Sainsbury's store to the borough, further enhancing the amenity for local residents.





Jones Contracts create flagship showroom for McLaren and Rolls-Royce Manchester

Rolls-Royce Motor Cars Manchester and McLaren Manchester have relocated to a purpose built, state-of-the-art, facility at Orbit Developments' Deanway Business Park in Wilmslow, Cheshire.

The 18,000sq ft showroom is laid out over two floors and in addition to the premium car showroom, the property features a private bar, fine dining terrace and beautifully landscaped grounds.

Orbit Developments' sister company Jones Contracts oversaw the remodelling of the former two storey office building and worked closely with the Sytner Group to create a bespoke property solution for Sytner's unique requirements which included the installation of a car lift to allow

cars to be displayed on the first floor.

Darren Edwards, Chief Executive Officer of Sytner Group said:

"This elegant location is a true flagship for the Group, allowing us to continue delivering the outstanding service that we are famous for."

Paul McLeman, Leasing Director at Orbit Developments commented on the deal: "This project has seen Orbit Developments, Jones Contracts and Sytner working

together to create a flagship development that all parties can be extremely proud of." "We were delighted to welcome Sytner and its brands McLaren and Rolls Royce to Deanway Business Park and wish the group the very best of luck for the future."

Due to the successful delivery of the initial project in Wilmslow, Sytner have since chosen Jones Contracts to complete the redevelopment of the Landrover retail outlet in Knutsford.

Middlebrook Retail Park goes strength to strength

Property landlords Orbit Developments add three more names to the brand line up at Middlebrook Retail Park in Bolton including TGI Friday's, Tapi Carpets and a new build Next Home and Garden concept store.

The new two storey 29,400 sq ft Next Store opened in early 2018 and has proven popular with shoppers at the park. The store provides a mixed retail offer including men's, women's and children's fashions alongside a wide range of furniture, home furnishings and garden products.

American restaurant chain TGI Friday's have committed to a new restaurant at the retail park totalling 10,500 sq ft which plans to open in 2018 and will create over 80 jobs.

Finally, Tapi Carpets will be opening a 7,600 sq ft store in 2018 further enhancing the home and living offer at Middlebrook.

Senior Retail Leasing Surveyor at Orbit Development, Mark Hanna commented: "Middlebrook Retail and Leisure Park is one of the most popular out of town retail destinations in the UK and the new brands only strengthen the offer available to customers."

"We're very pleased that Middlebrook continues to attract such strong brands which we know will be popular with shoppers on our scheme."



Yorkshire - From left to right Jayne Swift, Sales and Marketing Director Howard Gray, Divisional Land Director David Ruffley, Regional Director Allan Cooke, Commercial Director Jake Bojicic, Divisional Construction Director Mike Parrott, Divisional Development Director



Southern - From back left to front right Terry Brown, Construction Director Jon Tite, Commercial Director Sara Stanhope, Sales & Marketing Director

Two decades of homebuilding in Yorkshire and the South

Two of our regional offices are celebrating an incredible 20 years in business. Established in 1996, Jones Homes Yorkshire and Jones Homes Southern have together built thousands of high quality new homes in the UK over the last two decades.

Developing in desirable locations across Yorkshire, the team in Cleckheaton has been responsible for the build of more than 2,000 high quality new homes over the last 20 years. From humble beginnings with just a handful of employees, the Cleckheaton-based team has grown year-on-year and now employs more than 50 people with plans to build in excess of 130 homes this year. The team has had a successful year in securing new sites which will help the region grow to around 200 homes next year.

Over the years, the Yorkshire team has been responsible for an impressive portfolio of detached family homes, apartments, mews and townhouses, often using local materials including Yorkshire stone.

Our Southern office has been equally successful. Developing across Kent, Sussex and Surrey, the Swanley-based team of 26 dedicated industry professionals has overseen the delivery of more than 1,100 new homes in locations including The Isle of Sheppey, Ashford and Teddington. Starting small, the team grew quickly and has gone on to be responsible for many prestigious and award winning schemes including Chatsworth Strand in Eastbourne, Ruxton Square in Rochester, Henwood Place in Ashford and Mayfield Heights in St Leonards-on-Sea. Both companies look forward to the future and many more prosperous years ahead.

Commercial law firm choose Wilmslow

Knights 1759 has relocated to offices at Riverside Business Park in Wilmslow with a contemporary fit-out consisting of workspace, meeting rooms and customer lounge area.

David Beech, CEO for Knights said: "This is a strategic move which the board has focussed on in order to accelerate growth in the North West.

"Wilmslow is the ideal location to facilitate quality professionals, who work in Manchester, to join our team culture and improve work-life balance with a reduced commute to work.

"Our new location will also ensure clients in the North West have easy access to high quality professional services outside of the city centre."

David added: "Wilmslow is an exciting opportunity for Knights thanks to improved travel routes to Manchester and London.

"We are looking forward to welcoming

additional talented professionals and specialist teams to Knights."

Last year, the business achieved a turnover of £33.5 million having grown significantly from £8 million in 2011.

Knights became the first UK commercial law firm to be granted an ABS licence and attract private equity investment. Its unique business model providing high quality services from regional centres has allowed it to grow rapidly to 500 staff operating from six regional offices.

Senior Leasing Surveyor of Orbit Developments, Adam Jackson commented on the deal:

"We're seeing more and more businesses choosing prosperous and well served town centres in order to reduce the time of the daily commute and improve their employee's work/life balance."

"The fantastic transport links, high speed broadband, high quality office space and range of amenities on their doorstep all contribute towards the reasons why so many companies are choosing Wilmslow as a place to base their business."



Innovative shoe company put best foot forward with new workspace



ECCO has relocated its Manchester office to Gateway House taking 2,015 sq ft and features a private display room to showcase new product lines to buying departments across the UK.

Louise Cam, UK Sales Manager for ECCO commented on the relocation to the new offices:

“Gateway House fitted our criteria perfectly when finding our new headquarters. It is a central location to many of our key accounts and is close to essential transport networks.”

“Orbit took our brief seriously by matching the location and office space to our needs and like to have and supported us in achieving a very tight time frame for re-location.”

“The space has enabled us to create a beautiful showroom that reflects our brand essence and the feedback from customers has been outstanding.”

ECCO is one of the world’s leading shoe brands operating over 2,000 stores worldwide and trading in over 88 countries. The company owns

and manages every aspect of the production chain from tanneries and shoe manufacturing to wholesale and retail activities in order to provide customers with high quality products.

The company is still owned by the original founders, the Toosbuy family and its success has been built on a focus of continual product development, in line with the Scandinavian design philosophy of form follows function.

Boasting trademarked technology; Fluidform, the ergonomic footwear has been developed over 30 years to provide a shock-absorbent shoe for maximum comfort and wearability.

Rhys Owen, Leasing Director at Orbit Developments commented on the deal:

“We always encourage businesses to discuss the critical factors behind office relocations with us at the beginning of

the process in order to find the space that’s most suited to their needs.”

“For Louise and her team, it became apparent that location was key as the offices will serve as the UK HQ and will regularly receive visits from key figures from the European offices in addition to buyers from major department stores.”

“Timing was also crucial as the move needed to be completed within a short timeframe. Gateway House met the brief perfectly as the property presents well following refurbishment to the reception and office space, and the suite could be adapted to feature a showroom, conference room and workspace.”

“The property is also in a prime location close to Manchester Airport and the M56 motorway and the ease of access has improved further following the opening of the new SEMMMS link road in 2018.”

Show home with a difference unveiled for youngsters in Tickhill!

Jones Homes Yorkshire is providing new houses for all ages in the local community – even the very youngest!

The developer, which is building new homes at Simpson Park in Harworth, has donated a new playhouse to Northgate Pre-School in nearby Tickhill. The housebuilder also provided splash suits so the pupils can play outside.

Jayne Swift, Sales and Marketing Director at Jones Homes Yorkshire, said: “Northgate Pre-School has a long history in the area, caring for children in and around Tickhill since 1968.

“Donating money towards splash suits and a new playhouse is a great example of how we can support local organisations and families.”

Pre-School Manager Rachel Gill said: “Having a playhouse offers the children opportunities to build their imagination in the outside environment.

“We send a huge thank you to Jones Homes for this donation. The children absolutely love the splash suits and now they want us adults to have matching suits, so we all stay dry.”



Jones Homes committed to developing future talent

With 12 young apprentices spanning years one, two and three of their NVQs in Construction Management, Jones Homes has made a significant commitment to the development of future talent in the construction industry.

The housebuilder has developed an industry-leading partnership with the Construction Industry Training Board (CITB) that sees its apprentices benefit from mentoring and practical experience on site from Jones Homes, supported by training and academic study delivered by the CITB, and results in an NVQ Level 3.

From bricklayers to joiners and electricians, the housebuilder aims to have an apprentice on each one of its operating sites across the North West within the next 12 months

and will bring on a further 12 apprentices annually in line with its five year plan.

“Apprentices are the next generation of construction professionals and the future lifeblood of the industry,” explains North West Regional Director, Ian Hilliker, “We are very happy to have this strong working partnership with the CITB and look forward to extending the scheme in the future to give more young people the opportunity to learn valuable skills and develop their careers with Jones Homes.”

Jones Homes Southern unveils four new developments in sought-after locations

Jones Homes Southern is preparing to welcome the first residents to Folders Grove in Burgess Hill, West Sussex. The development is one of four recent acquisitions as the Southern division continues to invest in sought-after South East locations.

In 2020, Jones Homes will launch new developments at Westwood Park in Lenham, near Maidstone; at Shurland Park in Minster, Isle of Sheppey; and at Walnut Grange in Hoo St Werburgh, along Kent’s Hoo Peninsula.

Folders Grove is a collection of three, four and five-bedroom homes which features some larger houses from the Signature Collection range. Its location within Burgess Hill and close to the South Downs is both picturesque and functional, with trains to London taking 48 minutes and Gatwick Airport just 20 minutes away.

Westwood Park will bring three, four and five-bedroom homes to the village of Lenham near Maidstone. The development heralds Jones Homes’ return to Lenham, having previously built homes at nearby Westwood Grange.

Five new developments for Jones Homes in the South.

Reservations are being taken at Appledown Grange in Marden. A beautiful development of 44 properties, Appledown Grange offers a great mix of three, four and five-bedroom homes including detached and semi-detached houses.

Just an hour to London by train, and a short drive from Maidstone and Tonbridge, a new home at Appledown Grange offers the best of both worlds; a tranquil village

The Isle of Sheppey is also familiar territory. With work at Kingsborough Manor entering its final stages after 20 years, Jones Homes is preparing to start work at Shurland Park in Minster. The development of one, two, three and four-bedroom homes will be on land close to Shurland Place, also built by Jones Homes.

Walnut Grange will soon be ready to welcome visitors looking for three and four-bedroom homes in Hoo St Werburgh.

Each of the new developments will showcase Jones Homes’ hallmarks of excellence, which can also be seen across the Southern division at Appledown Grange in Marden, Kent; Bluebell Meadow in Wisborough Green, West Sussex; Kingsborough Manor in Eastchurch; and Mayfield Place in Mayfield, East Sussex.

life with a wealth of amenities on the doorstep and the exciting bright lights of London not too far away.

Bluebell Meadow is located in Wisborough Green; a traditional English village in West Sussex that boasts a village green and pond, pretty church, village shop, post office and two pubs, it is just a few miles from Petworth, Kirdford and Billingshurst, and only minutes away from Horsham.



Twin Lakes Amenities

Twin Lakes is the Orlando area's premier 55 and better resort-style community on beautiful Live Oak and Sardine Lakes. Here, residents enjoy boating, fishing, kayaking and many other amenities usually reserved for fine resorts.

With a portion of the amenity center, including the lap pool, opening in November of 2017, residents can immediately enjoy tennis and pickle-ball courts, basketball courts, daily yoga and Tai Chi classes, a game room with a poker room and pool table, putting course, 2 docks with boat lifts and easy access to the water and more!

As Twin Lakes continues to develop, a resort-style pool with a patio bar, full fitness center with a sauna and a grand ball room are just some of what is yet to come!



Move in a new direction

EAST is the newest community from Jones Homes USA in the hot Alafaya area!

This new, single-family home community is built for the way you live today with huge designer kitchens, wide open living spaces and luxurious, cutting-edge features that are usually an upgrade with other builders.

And, it's where you want to live! This popular new community is close to

Hal Scott Preserve & Park, many championship golf courses, and all the outstanding shopping and dining options the area is famous for as Waterford Lakes Town Center, Shoppes of Eastwood, Downtown Avalon Park and more are just minutes away.

Sanctuary at Westport

Located in the growing and desirable area of Port Orange, The Sanctuary at Westport is convenient to all that Florida has to offer.

Only minutes from I-95 and the I-4 corridor, residents are surrounded by restaurants, banks, schools, and a multitude of shopping and entertainment options at The Pavilion at Port Orange-a fresh outdoor shopping village with major tenants. From the tree-lined streets to its many parks, residents find a vibrant lifestyle with an endless variety of activities to enjoy.

Although an exceptional location is part of the appeal, you may not want to leave the beautiful, gated community. From the oversized swimming pool and 24-hour fitness center to a sports lounge and quaint courtyard, a stroll through the community is a great opportunity to socialize with neighbors.

Inside your apartment, you are greeted by large entries, island kitchens, granite counter-tops and additional amenities for the way you live today.



Lakeside Country Club, Portugal

Located in the heart of Quinta do Lago, Lakeside Country Club is one of the most prestigious and exclusive areas of the Algarve, known as the Golden Triangle.

Driving down the Ayrton Senna Avenue you will find Lakeside Country Club, a four star, modern and timeless closed condominium, which is the most recent project owned by the Emerson Group in Portugal.

This tourist development of 51 units is distinguished by its tranquillity, personalized service, ample accommodation and superb décor. The leisure centre is an oasis of relaxation where you may enjoy the indoor heated pool, Jacuzzi, sauna, steam room, children's swimming pool and a gymnasium. Outdoor facilities include two tennis courts and a petanque field as well as the various world renowned golf courses that surround the development.

Explore the internationally acclaimed nature

reserve "The Ria Formosa Estuary", either by foot or hiring the eco-friendly electrical bicycles. The park, which offers a large diversity of fauna and flora and is set amidst a myriad of sandy beaches, is considered as one of the most beautiful treasures of the Algarve and was recently elected as one of the 7 natural wonders of Portugal.

If you would like to escape the silence for a while, you may also visit the busier part of Quinta do Lago, which is a short distance with the Lakeside Country Club courtesy bus, and where you will find high-end exclusive shops for fashion, interior design and regional specialities.

Quinta do Lago is a mere 20 minute drive from Faro, the capital of the Algarve region.

Presently, due to its central position and as a capital city, Faro is equipped with all the infrastructures and public services that are important for the region. More than five million visitors pass through the airport each year, the University is internationally known for its courses in marine biology, tourist management and biotechnology, the Regional Central Hospital is located in Faro and there are also six high schools making this a young and eclectic town.

Quinta do Lago offers a large variety of restaurants that compete with each other in a paradise of gastronomy, but you must not miss the recently inaugurated "DLounge Lakeside" for a welcome drink and try the excellent home-made culinary delicacies.



Broadening our horizons at home and abroad

NORTH WEST

Backford Hall & Stables
Backford Park, Chester
2 & 3 bedroom homes
01244 851831



Barrington Park
Alsager
2, 3, 4 & 5 bedroom homes
01270 877126

Bollin Park
Wilmslow
4, 5 & 6 bedroom homes
01625 529810

Chestnut Grange
Tarporey
2, 3 & 4 bedroom homes
01829 732565

Cleavelands
Bolton
2 bedroom apartments
01204 493715

Cricketers Green
Chelford
2, 3, 4 & 5 bedroom homes
01625 529810

Eccleston Grange
Eccleston, St Helens
2, 3, 4 & 5 bedroom homes
01744 734039

Kingsfield Park
Tytherington
2, 3, 4 & 5 bedroom homes
01625 614733

Rivington Grange
Bolton
2, 3 & 4 bedroom homes
01204 699986

Sanctuary
Handforth, Wilmslow
2 & 3 bedroom homes
01625 253107

Springfield Gate
Eccleston, St Helens
4 & 5 bedroom homes
01744 734039

Westlow Heath
Congleton
2, 3, 4 & 5 bedroom homes
01260 274781

COMING SOON

Sanctuary
Last Drop Village, Bolton
2, 3 & 4 bedroom homes
01625 415348

Henbury Gate
Henbury
3 & 4 bedroom homes
01625 415348

LANCASHIRE

Ribbleswood Chase
Cottam, Preston
2, 3, 4 & 5 bedroom homes
01772 731287

Roseacre Gardens
Rufford
4 & 5 bedroom homes
01704 823125

Walton Meadows
Walton-Le-Dale, Preston
2 & 4 bedroom homes
01772 311165

Stonecross Meadows
Kendal
3, 4 & 5 bedroom homes
01539 736786

Moorfield Park
Poulton-Le-Fylde
3, 4 & 5 bedroom homes
01253 891047

St Peter's Park
Mawdesley
4 and 5 bedroom homes
01704 821824

COMING SOON

Hesketh Reach
Rufford
3 and 4 bedroom homes
01253 728760

YORKSHIRE

Gateford Park
Gateford, Worksop
4 & 5 bedroom homes
01909 570063

Heather View
Hade Edge, Holmfirth
3, 4 & 5 bedroom homes
01484 685469

Van Dyk Village
Clowne, Derbyshire
3, 4 & 5 bedroom homes
07834 620974

Simpson Park
Harworth, Nottinghamshire
3 & 4 bedroom homes
07483 350363

Cavendish Park
Bolsover, Derbyshire
3, 4 & 5 bedroom homes
01246 823204

Harthill
Sheffield
4 & 5 bedroom homes
01274 852700

COMING SOON

Beaumont Grange
Treeton, South Yorkshire
3, 4 & 5 bedroom homes
01274 852700

Wentworth View
Thorpe Hesley,
South Yorkshire
3, 4 & 5 bedroom homes
01274 852700

SOUTHERN

Appledown Grange
Marden, Kent
3, 4 & 5 bedroom homes
01622 831507

Kingsborough Manor
Eastchurch, Kent
4 & 5 bedroom homes
01795 881084

Mayfield Place
Mayfield, East Sussex
3 bedroom homes
01322 619759

Bluebell Meadow
Wisborough Green,
West Sussex
3 & 4 bedroom homes
01403 701033

Folders Grove
Burgess Hill, West Sussex
3, 4 & 5 bedroom homes
01444 241938

Westwood Park
Lenham, Kent
3, 4 & 5 bedroom homes
01622 858390

COMING SOON

Shurland Park
Minster on Sea, Kent
1, 2, 3 & 4 bedroom homes
01322 619759

Walnut Grange
Hoo St Werburgh, Kent
3 & 4 bedroom homes
01322 619759

GB

US

JONES HOMES USA
001 407 636 9261



Eagle Creek Golf Community
Luxury gated golf community near Orlando Airport
2, 3, 4 & 5 bedroom homes

Twin Lakes
Luxury gated 55+ community on Live Oak Lake
2, 3 & 4 bedroom homes



Stanton Estates
Luxury homes near downtown Winter Garden
3, 4 & 5 bedroom estate homes

East
Luxury homes near Orlando Airport
3, 4 & 5 bedroom homes

Westport
Port Orange, Florida
3, 4 & 5 bedroom homes



Emerson Pointe
Private, gated community
4 & 5 bedroom estate homes

Emerson Plaza
Luxury condominiums and apartments 1, 2, 3 & 4 bedroom

PT



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