DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – OVERVIEW

15%
POC (Profit on Cost)

£4.15m
GDV (Gross Development Value)

22 units
Capacity / Units

PROPERTY SPECIFICATIONS

Property Name
BARCLAYS HOUSE

Address
20-24 Upper Marker Street, Eastleigh, SO50 9FD

Previous Use of the Site
BARCLAYS BANK

STRATEGY & EXIT OVERVIEW

Exit Strategy
Open Market Sales and 4 units retained

Units & Layout
22 units

DOMINIC DICKENS – CHALLENGES

Challenges Experienced

- Constructing a mezzanine floor within the building in the old banking hall, adding 1500 sq ft of space

- Demolishing the top floor RC slab and rebuilding the floor internally 500mm lower to open up space on the top floor to create 4 more units

- A very tough sales market for flats for FTBs, but we sold 12 units off plan through our marketing show home

- Delays for new services connections

- Fire brigade consultation taking 4 months and changing regulation while we were in construction

DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – PHOTOS





DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – PHOTOS





DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – PHOTOS





DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – PHOTOS

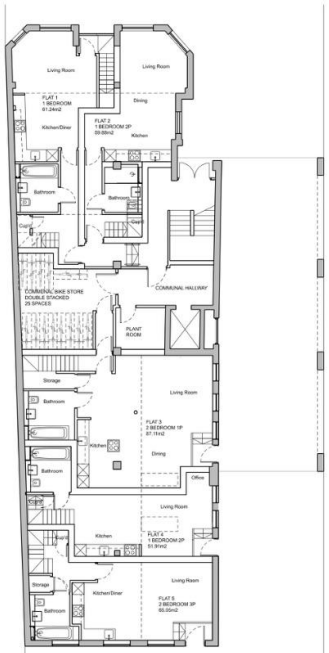




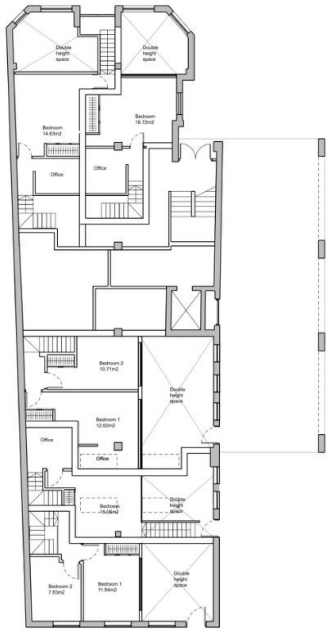
DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – FLOOR PLAN

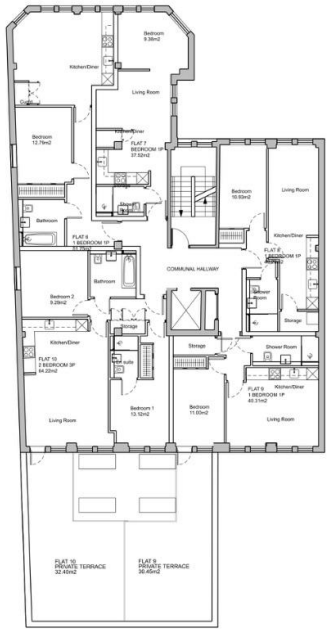
ACCOMMODATION SCHEDULE			
NAME	TYPE	GIA	STORAGE
FLAT 1	1 BEDROOM	61.24m2	3.10m2
FLAT 2	1 BEDROOM	59.88m2	1.53m2
FLAT 3	2 BEDROOM	87.11m2	3.13m2
FLAT 4	1 BEDROOM	51.19m2	3.10m2
FLAT 5	2 BEDROOM	65.05m2	2.67m2
FLAT 6	1 BEDROOM	51.75m2	2.41m2
FLAT 7	1 BEDROOM	37.52m2	2.04m2
FLAT 8	1 BEDROOM	40.29m2	2.65m2
FLAT 9	1 BEDROOM	40.31m2	2.32m2
FLAT 10	2 BEDROOM	64.22m2	2.02m2
FLAT 11	1 BEDROOM	52.10m2	2.43m2
FLAT 12	1 BEDROOM	40.29m2	2.65m2
FLAT 13	1 BEDROOM	40.31m2	2.32m2
FLAT 14	1 BEDROOM	52.20m2	2.14m2
FLAT 15	1 BEDROOM	52.10m2	2.43m2
FLAT 16	1 BEDROOM	40.29m2	2.65m2
FLAT 17	1 BEDROOM	40.31m2	2.32m2
FLAT 18	1 BEDROOM	52.20m2	2.14m2
FLAT 19	1 BEDROOM	38.87m2	1.89m2
FLAT 20	1 BEDROOM	39.31m2	1.85m2
FLAT 21	1 BEDROOM	38.05m2	1.56m2
FLAT 22	1 BEDROOM	40.84m2	1.84m2
TOTAL		1085.43m2	



01 GROUND FLOOR
09-100 SCALE 1:100



02 MEZZANINE FLOOR
09-100 SCALE 1:100



03 FIRST FLOOR
09-100 SCALE 1:100

N

General Notes

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5. Any Ordnance Survey mapping data in this drawing is used under license. Its use is strictly for the preparation of information for this project. Where used Ordnance Survey copyright acknowledgement must be displayed.

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C01	03/04/25	Construction	DD
C02	14/07/25	Construction	DD

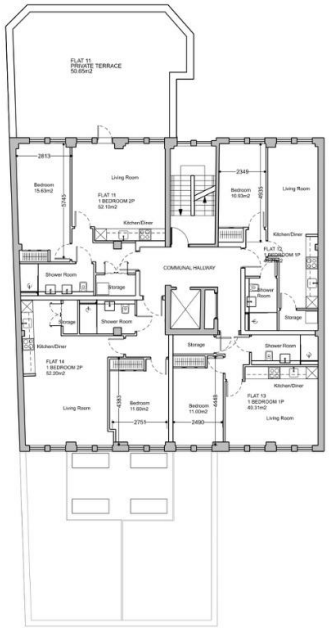
1m 2m 10m

JOB TITLE	Barclays House, Eastleigh
SCALE	1:100@A1; 1:200@A3
PROJECT	2401
CLIENT	---
DATE	07/02/25
DRAWING NUMBER	(00)_100
DRAWING TITLE	Proposed Plans L00 LMZ L01DD
DRAWN BY	
DRAWING STATUS	Construction
CHECKED	DD
REVISION	C02

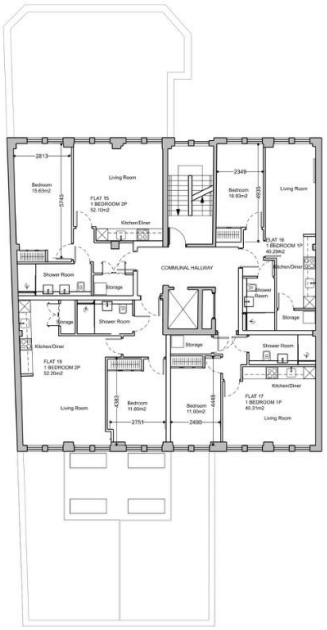
DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – FLOOR PLAN

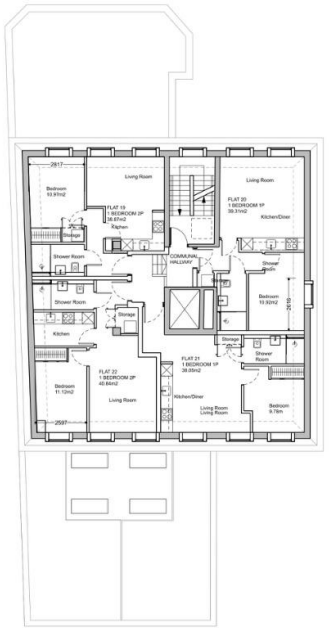
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FLAT 18	1 BEDROOM	52.20m2	2.14m2
FLAT 19	1 BEDROOM	38.67m2	1.80m2
FLAT 20	1 BEDROOM	39.31m2	1.85m2
FLAT 21	1 BEDROOM	38.05m2	1.56m2
FLAT 22	1 BEDROOM	40.84m2	1.88m2
TOTAL		1085.43m2	



01 SECOND FLOOR
00-101 SCALE 1:100



02 THIRD FLOOR
00-101 SCALE 1:100



03 FOURTH FLOOR
00-101 SCALE 1:100

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REV	DATE	DESCRIPTION	CKD
C00	07/02/25	Construction	DD
C01	03/04/25	Construction	DD
C01	03/04/25	Construction	DD

1m 2m 10m

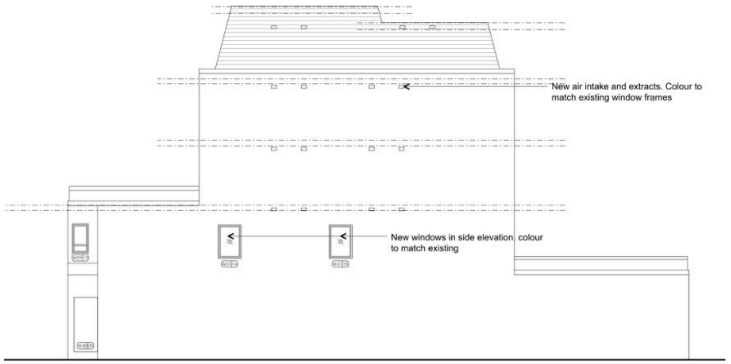
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CLIENT	---
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DRAWING STATUS	Construction
SCALE	1:100@A1; 1:200@A3
DATE	07/02/25
DRAWN BY	DD
PROJECT	2401
DRAWING NUMBER	(00)_101
REVISION	C02

DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – FLOOR PLAN



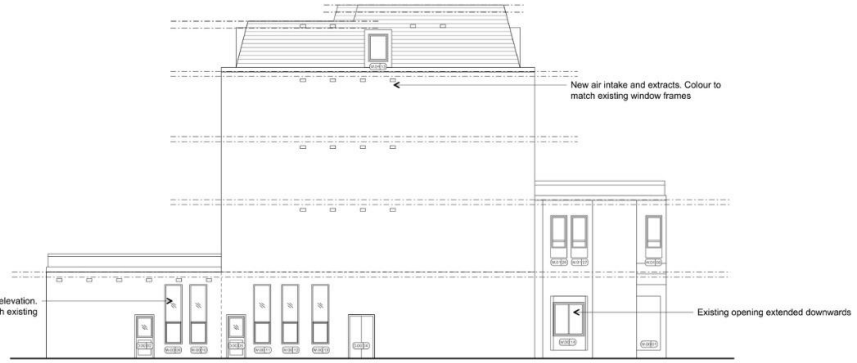
01 PL-501 WEST ELEVATION
SCALE 1:100



02 PL-501 SOUTH ELEVATION
SCALE 1:100



03 PL-501 EAST ELEVATION
SCALE 1:100



04 PL-501 NORTH ELEAVTION
SCALE 1:100

General Notes

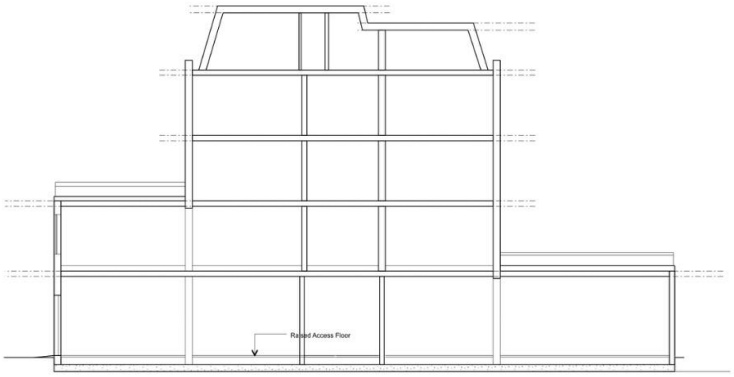
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REV	DATE	DESCRIPTION	CKD
P02	06/11/24	Planning	DD

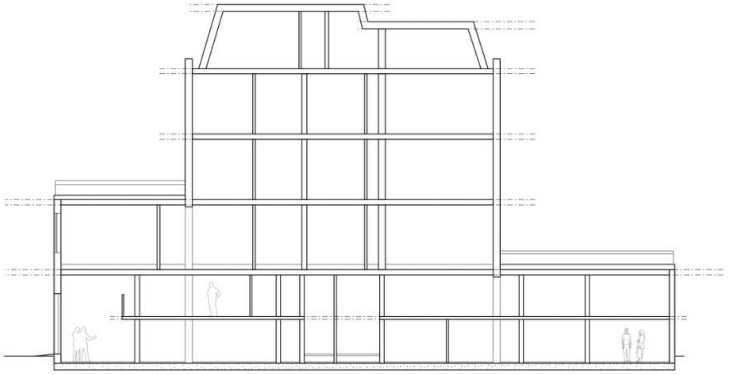
1m 2m 10m

JOB TITLE	Barclays House, Eastleigh
SCALE	1:100@A1; 1:200@A3
PROJECT	2401
CLIENT	—
DATE	06/11/24
DRAWING NUMBER	(PL)_501
DRAWING TITLE	Proposed Elevations
DRAWN BY	DD
DRAWING STATUS	Planning
CHECKED	DD
REVISION	P02

DOMINIC DICKENS – FLOOR PLAN



01 PL-502 EXISTING SECTION A-A
SCALE 1:100



02 PL-502 PROPOSED SECTION A-A
SCALE 1:100



03 PL-503 SECTION PLAN
SCALE 1:250

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REV	DATE	DESCRIPTION	CKD
T00	07/02/25	Tender	DD

1m 2m 10m

JOB TITLE	Barclays House, Eastleigh
SCALE	1:100@A1; 1:200@A3
PROJECT	2401
CLIENT	—
DATE	07/02/25
DRAWING NUMBER	(00)_502
DRAWING TITLE	Existing/Proposed Sections
DRAWN BY	DD
DRAWING STATUS	Tender
CHECKED	DD
REVISION	T00

DEVELOPMENT OF THE YEAR 2026

DOMINIC DICKENS – VALUATION REPORT

Link: VALUATION REPORT