

Mark Buddle

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Partner

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Mark leads our residential development work and oversees a total strategic landbank for our clients which rarely dips below 100,000 plots.

He will bring development land agency and consultancy expertise to inform strategy and maximise MGP returns and offer strategic advice relating to the execution of the delivery strategy and marketing process.

Now in his second stint with Bidwells, Mark's 22-year career in the residential development industry has seen him work in all corners of the sector, giving him a full repertoire of skills as well as a long and broad track record of success.

Mark acts as a trusted strategic advisor to some of our biggest clients, having built a career in planning consultancy, house building and development consultancy, as well as managing a strategic land portfolio.

He specialises in the disposal and acquisition of residential development land, providing advice on conditional contracts, options, promotion and joint venture agreements for private landowners, developers, strategic land funds, private equity funds and educational institutions.

Since increasing the size of our residential development offer in 2018, Mark has assembled a blend of technical and geographical knowledge and skills that is now delivering notable successes for our clients across the Oxford to Cambridge Arc, East Anglia, Essex and everywhere in-between.

However, he is most at home looking for opportunities to stitch together the next new community or mixed-use development for his clients.

Key relevant project experience

Mark is advising a number of landowner clients on a variety of residential development sites ranging from large urban extensions to potential new settlements. These range in size from several hundred to many thousands of dwellings as well as a mix of other uses.

On behalf of private landowners, Mark has sold a site in Market Harborough for 600 units. Having fully explored the market, the site was sold to a private house builder within a challenging timeframe.

On behalf of the Fairfield Partnership, Mark sold a site in Godmanchester for 753 units for more than £40m (and then sold the overage agreement three years later for a further £6m). Mark is also advising on the sale of part of the site for a care home and on the change of use of the employment land to residential.

Mark has also advised the Fairfield Partnership on the sale of a 350 unit site in Elsenham as well as agreeing terms for the sale of a 3,000 unit site in Aylesbury.

Mark played a key role in advising a consortium of house builders and developers in acquiring a site in Bishops Stortford for 2,200 dwellings.

On behalf of Marchfield (Strategic Land) Ltd, Mark advised on the sale of a site for 275 units in Bexhill on Sea for more than £13m. This included a further planning uplift of £4m on receipt of an enhanced planning permission for an extra 67 units. Mark also sold a care home and extra care site on this site for an additional £3.5m.

Mark advised a strategic land fund on the sale of a site in Hailsham, East Sussex for 460 units to a consortium of house builders for approximately £18m. He is also advising on the sale of the employment land for residential use.