

Hannah Beamish

BSc (HONS) MRICS

Partner, Residential

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From advising on immediate land disposals to strategic development, Hannah has the problem-solving and communication skills to best assist her clients.

Focussing on residential development, Hannah's worked in the property sector for over 13 years. Having previously worked for a regional house builder before joining us in 2012, Hannah has the rare experience of working both as a development consultant and in a land acquisition role.

Hannah's unique experience allows her to advise clients on all aspects of residential development, combined with her extensive market knowledge of the South East of England.

Equipped with the rare experience of acting for both developers and landowners, Hannah has the ability to understand the commerciality of both sides of the negotiation to any transaction, whilst ensuring that client interests are protected at all times.

Hannah has substantial experience providing advice to private family trusts, charities and Cambridge colleges. Hannah prides herself on being recognised in the industry as a trusted professional adviser and thrives on working collaboratively with clients and consultant teams to ensure successful outcomes.

Key relevant project experience

Gonville and Caius College: Littlemoor Urban Extension

Currently providing strategic development advice to Gonville and Caius College, Cambridge. The College is self-promoting part of their land in Littlemoor, Weymouth which benefits from an allocation for up to 500 dwellings and 12 hectares of employment land. Hannah provided commercial advice to the College as part of the preparation of the planning application and her role is to ensure that the ultimate planning permission is granted will be one that will be commercially viable and deliverable.

Peterhouse, Cambridge: Land at Melbourn

Hannah acted as the sole selling agent to dispose part of Peterhouse's landholding in Melbourn, which benefitted from outline planning permission for up to 199 dwellings and a 75-bedroom care home. The site was held under a promotion agreement with Endurance Estates Strategic Land and Hannah's role also entailed monitoring the promoter's obligations as well as negotiating the share of sales proceeds between the parties. The site was sold to a regional housebuilder Summer 2017.

Private Landowners: Chilmington Green, Ashford

Chilmington Green has been identified by Ashford Borough Council for the delivery of 5,750 new homes. Since joining Bidwells, Hannah has been involved in advising the majority private landowner on planning and development strategies related to their land.