

# Mark Rudolph: Curriculum Vitae

## Personal Details:

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Date of Birth: 15 May 1962  
Nationality: United Kingdom  
Family : Married with two children - Matthew aged 20 and Rosie aged 16.

## Education

University: Sheffield City Polytechnic. BSc Hons in Urban Land Economics

## Relevant Experience for Partnership with The Wentworth Charity

- 30-year career focused on adding value to land. Specialisation in obtaining planning, developing and marketing industrial sites in Yorkshire and the North of England.
- Successfully brought forward and enhanced land holdings by obtaining higher value uses on large tranches of land in Knottingley, Pontefract and Castleford areas over the last six years. These were all greenfield sites and consents have been gained for a mix of residential, retail and leisure uses.
- Extensive contacts within the planning departments of Local Authorities and with property developers in Yorkshire and the North of England.
- Experience in dealing with a wide range of clients, including organisations similar to The Wentworth Charity (Duchy of Lancaster; Cholmondeley Estate and in addition working with Local Authorities - Barnsley, Wakefield, Calderdale and Kirklees ).
- Successfully completed the construction and leasing of a purpose built Headquarters and distribution facility at Ashroyd Business Park at Hoyland acting on behalf of the occupier, Universal Components Ltd , relocating from two facilities in Sheffield.
- Strong, debt-free balance sheet at CRM Land & Development. Successful raising of project financing from commercial banks and private and institutional investors.
- Financing in place for future projects.

## CRM Land & Developments Ltd (from 2013) , now named Teakwood Developments Ltd

CRM Land & Developments is focused on the enhancement of land through the planning process and the development of both residential and industrial/commercial sites in the North of England. The company is co-managed with Dan Martin (see separate CV). Financial support comes from profits generated on completed projects, commercial banks and a pool of external investors. Completed and ongoing highlights include:

- **Pontefract:** Acquired land from the Duchy of Lancaster, secured planning consent for 28 units. Then sold the site to Mandale Homes.
- **York:** Purchase and sale of an industrial unit of c37,000 ft<sup>2</sup>
- **Castleford:** Purchase of an industrial unit of c37,000 ft<sup>2</sup>. Building was then let and sold to an institutional investor.

- **Barnsley:** Bought a residential site, acquired planning for 28 units. Subsequent JV with Saul Homes, a local house builder. First phase of building has been sold and second phase of a further 8 units has now commenced.
- **Newcastle:** Purchase of the Former SIG unit just off Scotswood Road and subsequent sale to JJ Food Services Ltd.
- Advising **Keyland** (Yorkshire Water development arm) on 2 significant land holdings in Huddersfield and Halifax.

### **DeVilliers Development Solutions (from 2010):**

Founded DDS to pursue development projects on my own. Focus similar to that of CRM.

Projects have included:

- **55 Acres of Land at Pontefract Road, Knottingley:** Representations were successfully made through the LDF process in Wakefield and Outline Consent was gained for 650 homes, a pub and a convenience store in 2014. 16 acres have subsequently been sold, with the first homes being completed in April 2015.
- **17 acres at Cobblers Lane, Pontefract:** (This project was carried out in Cobblers Lane Ltd) Representations were made through the LDF process and an allocation was gained for residential use on the land. Detailed planning consent for 183 homes has subsequently been granted and the site has been sold to Linden Homes Ltd.
- **Five Towns Park, Castleford :** 120 acres at Junction 32, M62, Castleford: Promotion of this green belt site for use as a mix of Leisure - 10,000 seat stadium for Castleford Tigers Rugby League team, 40 acre park and 580,000 sq ft of retail use. The site has received planning consent and pre commencement works have now commenced.
- **17,000 ft<sup>2</sup> Industrial Building at Ainley Bottom, Elland:** The purchase of the former Zenith Hygiene building on Ainley Bottom and subsequent sale to a local manufacturer of mountain bikes.

### **PPG Land (1999-2010):**

In 1999, I established PPG Land in Leeds. PPG Land (owned by Premier Property Group, a Development Company based in Edinburgh). PPG Land specialised in commercial development throughout the North of England. I led the team in all aspects of the projects. Highlights included:

- **Premier Park, Leeds (J30 of the M62):** A development of three distribution units sold to Prima Electrical (100,000 ft<sup>2</sup>), Warburton's (27,000 ft<sup>2</sup> cross docking facility on 3.5 acres) and Bridisco Electricals (80,000 ft<sup>2</sup> Northern Distribution Centre).
- **Lowfields Business Park, Elland:** Two phases of development totalling over 650,000 ft<sup>2</sup>. Buildings sold to Decorative Panels Ltd (100,000 ft<sup>2</sup> manufacturing facility and 10,000 ft<sup>2</sup> of-fice HQ), BUPA (22,000 ft<sup>2</sup> Northern Distribution Centre), Sunguard Security Services (35,000 ft<sup>2</sup> disaster recovery building), Liverpool Victoria (120,000 ft<sup>2</sup> sold and subsequently let to ARLA dairies), and SCS Furniture (50,000 ft<sup>2</sup> Distribution Centre).
- **Link 62, J31 M62:** 1,300,000 ft<sup>2</sup> Distribution development at J31 of the M62. PPG entered into Option Agreements with the Landowners, Duchy of Lancaster and Yorkshire Forward to acquire 103 acres of land, subject to detailed negotiations with the Highways Agency relating to junction capacities and also negotiations with the LPA relating to planning gain encompassing both Link 62 and the adjoining site of 50 acres.. The infrastructure was subsequently constructed and two buildings of 100,000 ft<sup>2</sup> and 64,000 ft<sup>2</sup> were built and sold to a food processing division of Asda and Dreams (furniture). A plot of 30 acres was also sold to HSBC for its National Data Centre .

### **Scarborough Development Company (1995-1999):**

Worked closely with the Chairman on projects throughout the UK. Projects included:

- **Broadway in Victoria** (former HQ of London Transport). Led the development team that i) negotiated the lease surrender; ii) agreed the terminal schedule of dilapidations with the Occupier; iii) agreed the design of a new 80,000-ft<sup>2</sup> grade A office building; and iv) secured a planning consent for redevelopment.

- **Barrow-in-Furness Shopping Centre.** Implemented the development of a new, 350,000 ft<sup>2</sup> shopping Centre, anchored by Debenhams.
- **Redcar & Cleveland Borough Council:** Secured Preferred Developer Status for a new shopping Centre in Redcar, including a new 70,000 ft<sup>2</sup> supermarket sold to Morrison's and a further 200,000 ft<sup>2</sup> of retail accommodation.

**Fletcher King (1985-1995)**

- Based in the London West End office, working in the Investment and Valuation departments. Focused on the leasing/selling of office and industrial buildings on the M3, M27 and M4.