Results for the full year ended 30 June 2026

15 September 2026

Contents

Graham Prothero
CEO

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CFO

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MD,
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Divisional Chair,
Gleeson Homes

Overview

A robust performance

Gleeson Homes:

- 1,968 homes sold (2025: 1,793)
- Net reservation rate on open-market sales down 4% at 0.51 per site/week (2025: 0.53)
- Partnerships gaining momentum with 320 homes delivered and 8 new transactions signed
- Site openings constrained by slow planning
- Operational restructuring complete; focus now on market engagement

Gleeson Land:

- Five site transactions (2025: Seven) – three site sales delayed
- Pipeline strengthened further
    - 13 new promotion agreements signed covering 3,903 plots (2025: 13)
    - 18 planning applications submitted (2025: Six)

Group:

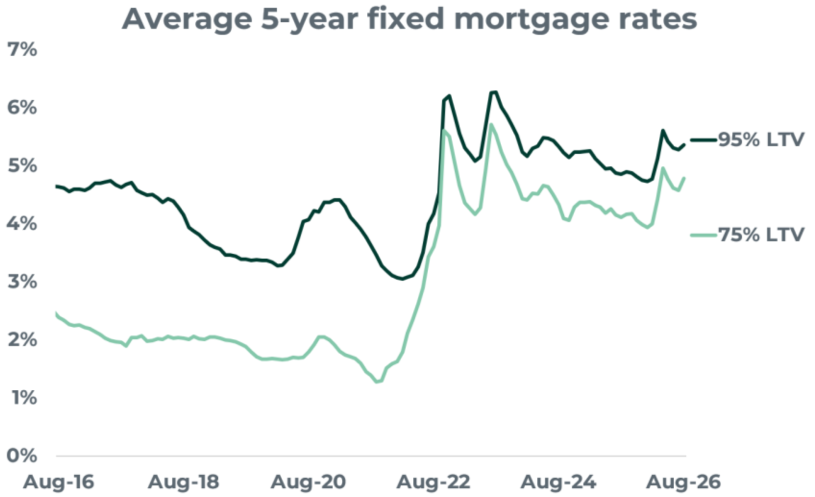
- Net debt £2.6m, low land creditors

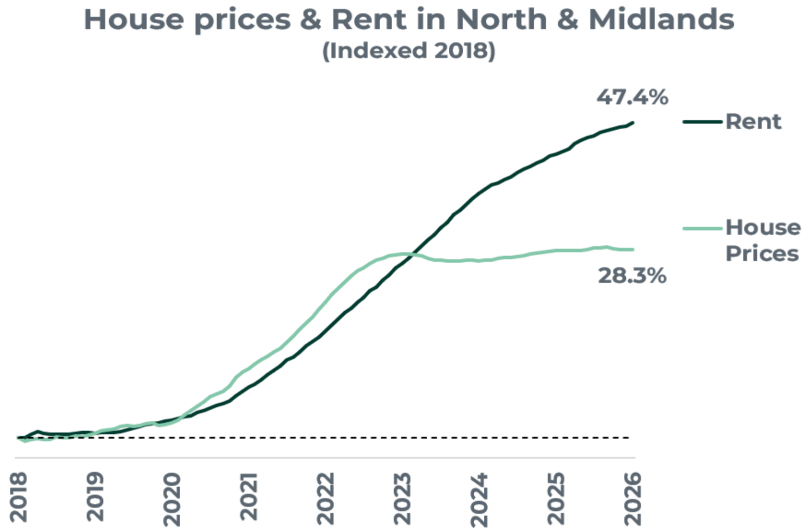
Gleeson Homes transformed

- Operational restructuring complete
- Leadership and operations significantly strengthened
- Land pipeline rationalised and land buying refocused
- Successful transition to NHBC/HBF customer scoring
- Resolving legacy site adoptions
- Proactively focusing on market engagement
- Accelerating partnerships

A subdued Gleeson Homes market

- Open market demand remains weak, suppressed by:
    - Total available properties for sale remains very high
    - Mortgage rate concerns
    - Cost of living challenges
- Bulk market is active, but pricing is keen
- Partnership opportunities available but competitive
    - SAHP funding is welcome
- Selling price inflation is anaemic at circa 1%
- Build cost inflation running at 3% - 4%, compounded by continuing regulatory and tax increases
- Hence, margin pressure continues

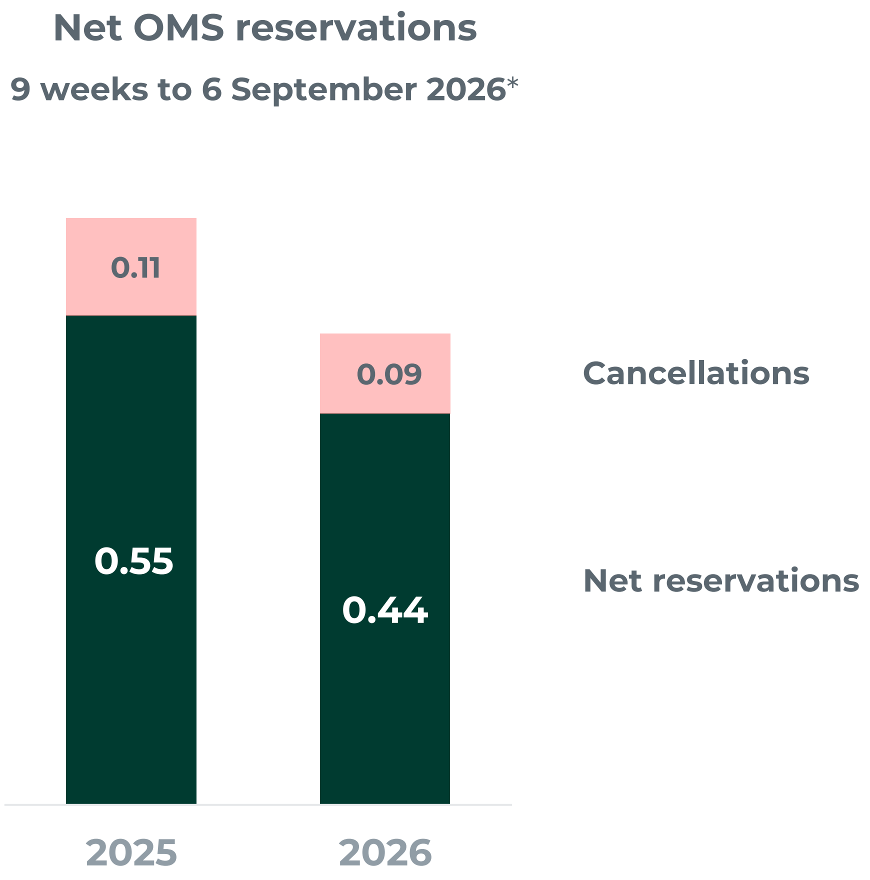




Current trading

- Net OMS reservations impacted by much weaker August than usual

- A tentative pick up since the holidays



*Net open market reservations per actively selling site per week

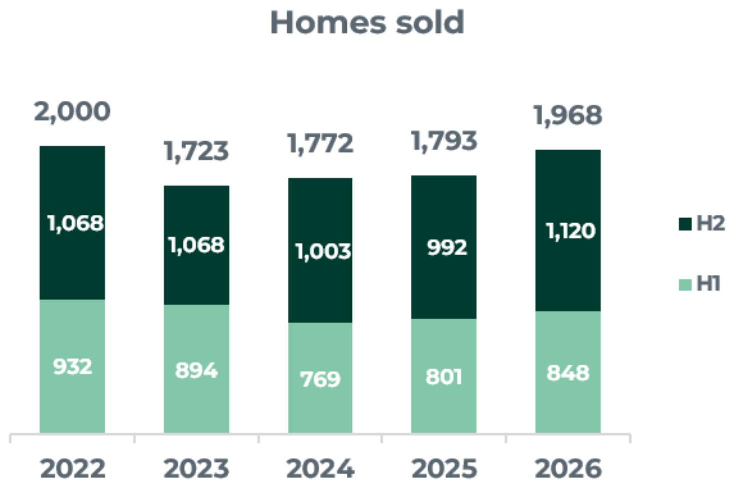
Financial performance

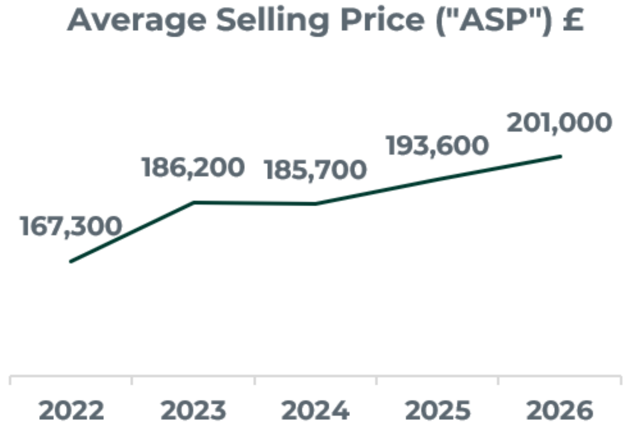
Group income statement

£ million	Year ended 30 June 2026 Pre-exceptional (Adjusted)	Year ended 30 June 2026 Exceptional items	Year ended 30 June 2026 Reported	Year ended 30 June 2025 Pre-exceptional (Adjusted)	Year ended 30 June 2025 Exceptional items	Year ended 30 June 2025 Reported
Gleeson Homes	400.0	-	400.0	348.2	-	348.2
Gleeson Land	10.0	-	10.0	17.6	-	17.6
Revenue	**410.0**	-	**410.0**	**365.8**	**-**	**365.8**
Gleeson Homes	20.1	(13.6)	6.6	22.3	(1.3)	20.9
Gleeson Land	(0.7)	-	(0.7)	7.0	-	7.0
Group overheads	(3.4)	-	(3.4)	(3.9)	-	(3.9)
Operating profit	**16.0**	**(13.6)**	**2.4**	**25.4**	**(1.3)**	**24.0**
Interest	(5.2)	-	(5.2)	(3.5)	-	(3.5)
Profit before tax	**10.8**	**(13.6)**	**(2.7)**	**21.9**	**(1.3)**	**20.5**
Tax	(2.6)	3.4	0.8	(5.0)	0.3	(4.7)
Profit attributable to shareholders	**8.2**	**(10.2)**	**(1.9)**	**16.9**	**(1.0)**	**15.8**
Basic earnings per share	**14.1p**		**(3.3p)**	**28.9p**		**27.1p**

Gleeson Homes

- Homes sold up 9.8% to 1,968 (2025: 1,793)
  - Including 301 private multi-unit sales (2025: 205) and 320 partnership equivalent unit sales (2025: nil), of which 86 were golden brick equivalent sales.
- ASP up 3.8% to £201,000 (2025: £193,600)
  - +3.0% increase in underlying selling prices*
  - +3.0% stronger house-type and site mix
  - -2.2% increased multi-unit sales
- Revenue up 14.9% to £400.0m (2025: £348.2m)
  - Including £4.4m land sales, £0.4m gross profit (2025: £1.2m land sale, £0.2m gross profit)
- Gross profit of £74.5m (2025: £72.1m)
  - Gross profit per home sold £37.6k (2025: £40.1k)
  - Gross margin on unit sales 18.7% (2025: 20.7%)
- Other operating items:
  - £1.8m income, of which £1.7m part-exchange sales (2025: £0.1m other)
  - £1.7m expenses, part-exchange purchases (2025: nil)



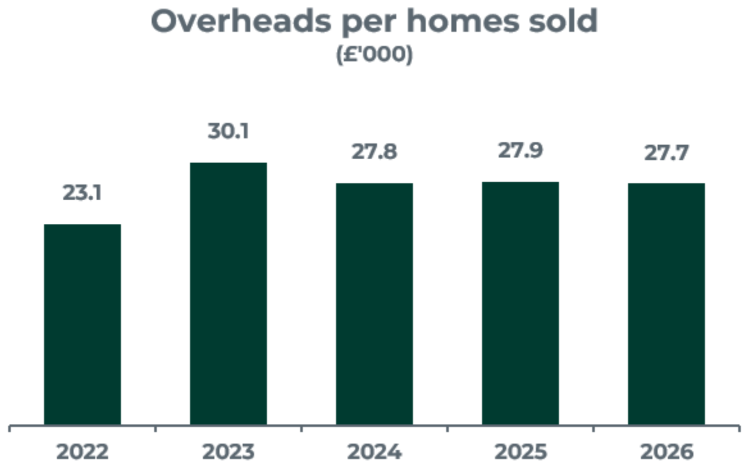


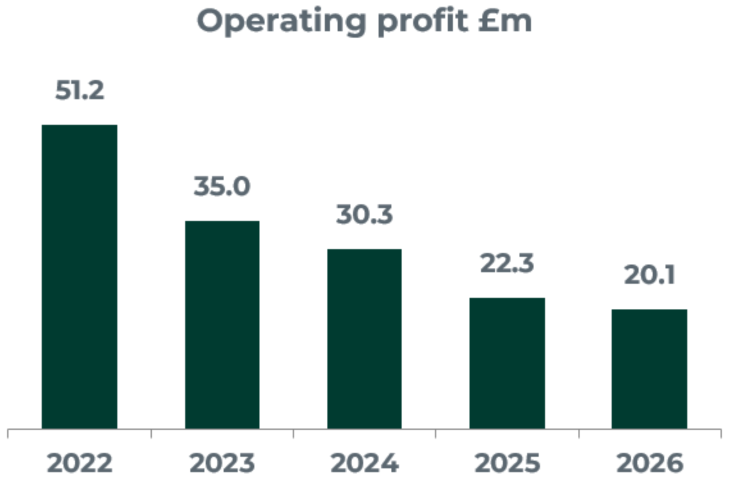
Adjusted results stated before exceptional costs.

* Underlying based on open-market completions on like-for-like house-types / sites

Gleeson Homes

- Overheads increased 9.0% to £54.5m (2025: £50.0m)
  - Pay inflation (3.7%), increased NI rates, increased investment in IT and higher recruitment costs.
- Operating profit £20.1m (2025: £22.3m)
- Operating margin 5.0% (2025 : 6.4%)
  - -1.4% due to build cost inflation of 4.5% exceeding net selling price increases 2.2%*
  - -0.8% due to higher multi-unit sales
  - +0.7% overhead efficiency
  - +0.1% other net of -0.3% legacy site costs
- ROCE 7.9% (2025 : 8.7%)
- Exceptional items £13.6m (2025: £1.3m)



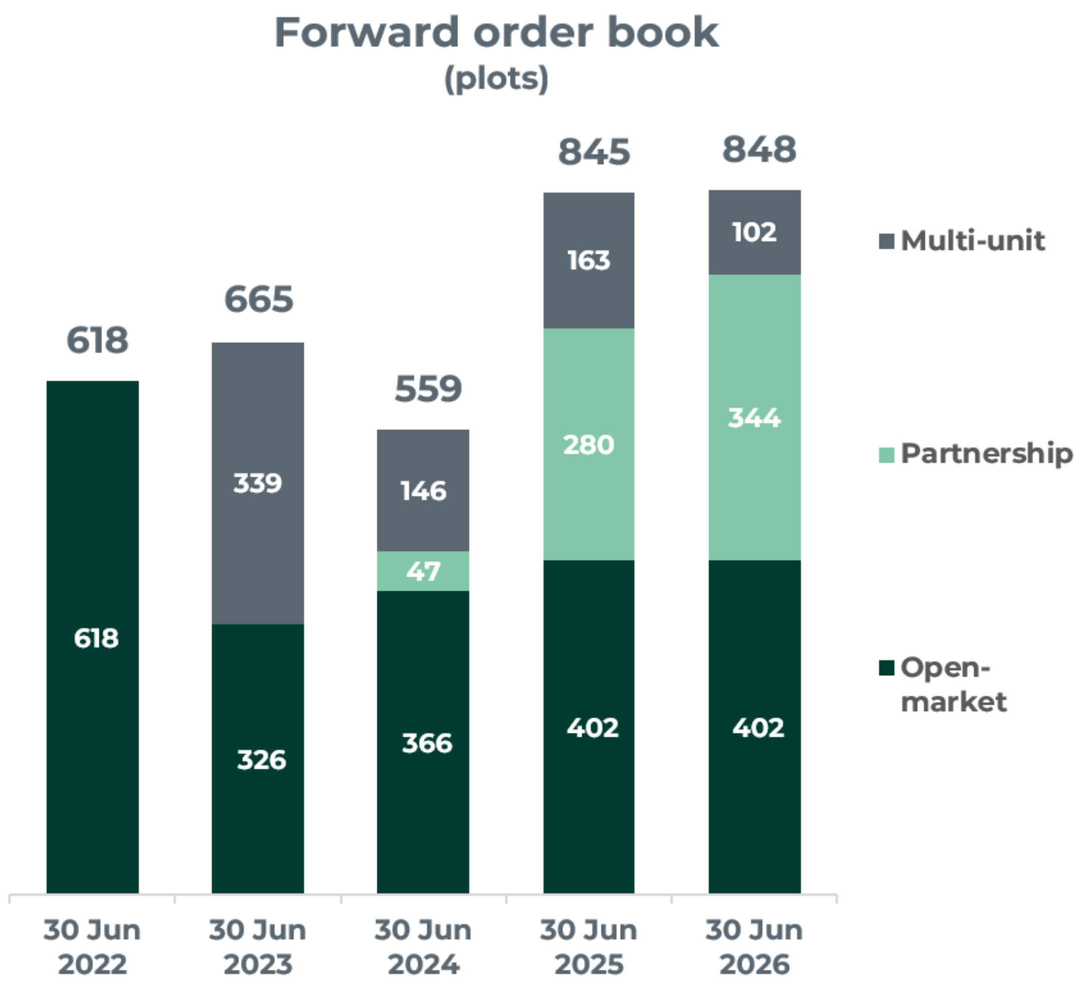


Adjusted results stated before exceptional costs.

* Underlying based on open-market reservations on like-for-like house-types / sites

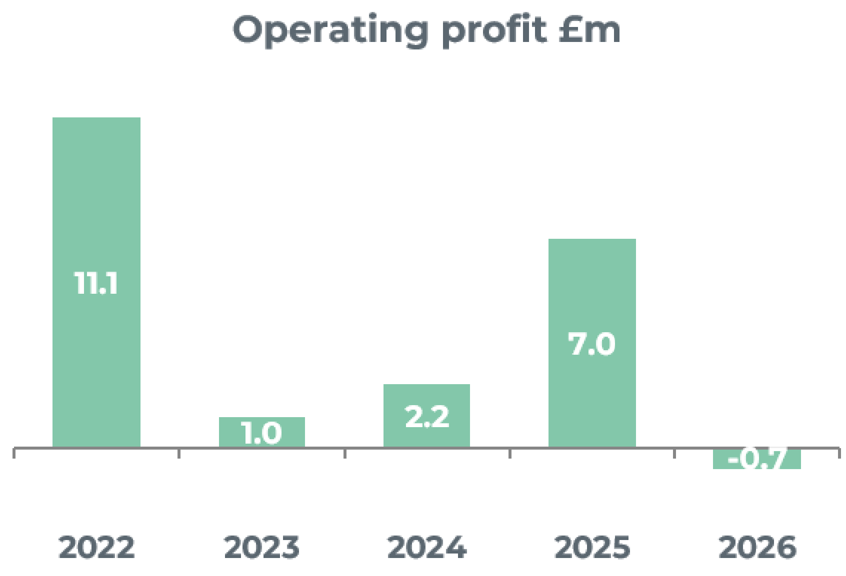
Gleeson Homes

- 848 (£170.5m) forward orders
- Forward order book strengthened by partnerships
  - 344 plots on 13 sites



Gleeson Land

- Five land transactions completed (2025: Seven land transactions)
  - One major and two smaller transactions delayed
- Gross profit £3.4m (2025: gross profit of £11.1m)
  - Net of £1.4m additional provisions (2025: £0.5m)
- Overheads £4.1m (2025: £4.1m)
- Operating loss (£0.7m) (2025: operating profit of £7.0m)



Group balance sheet

£ million		30 June 2026	30 June 2025	Notes
Gleeson Homes	Land	121.9	120.7	£16,500 per plot (December 2025: £17,000, June 2025: £15,300)
	WIP	233.5	214.7	£3.7m per site (December 2025: £3.4m, June 2025: £3.2m)
	Part-exchange	7.1	-	46 homes, average purchase price £157,000
Gleeson Land	Land	26.6	25.1	82 sites (December 2025: 77 sites, June 2025: 77 sites). Includes £10m for one site purchased June 2025 expected to be sold in FY2027
	WIP	27.1	20.3	
Total inventories		**416.2**	**380.8**	
Other assets		29.1	32.0	£18.2m Gleeson Homes, £6.2m Gleeson Land, £1.2m Group, £3.5m tax
Gleeson Homes land creditors		(15.5)	(13.6)	12.7% of Gleeson Homes land assets (June 2025: 11.2%)
Other liabilities*		(127.4)	(90.7)	£116.2m Gleeson Homes, £9.4m Gleeson Land, £1.8m Group
Net (debt)/cash		(2.6)	(0.8)	
Net assets		**299.8**	**307.7**	

*Includes £11.3m exceptional building safety provision and £7.1m restructuring and legacy site adoption provisions (June 2025: £11.9m building safety provision and £0.6m restructuring provision)

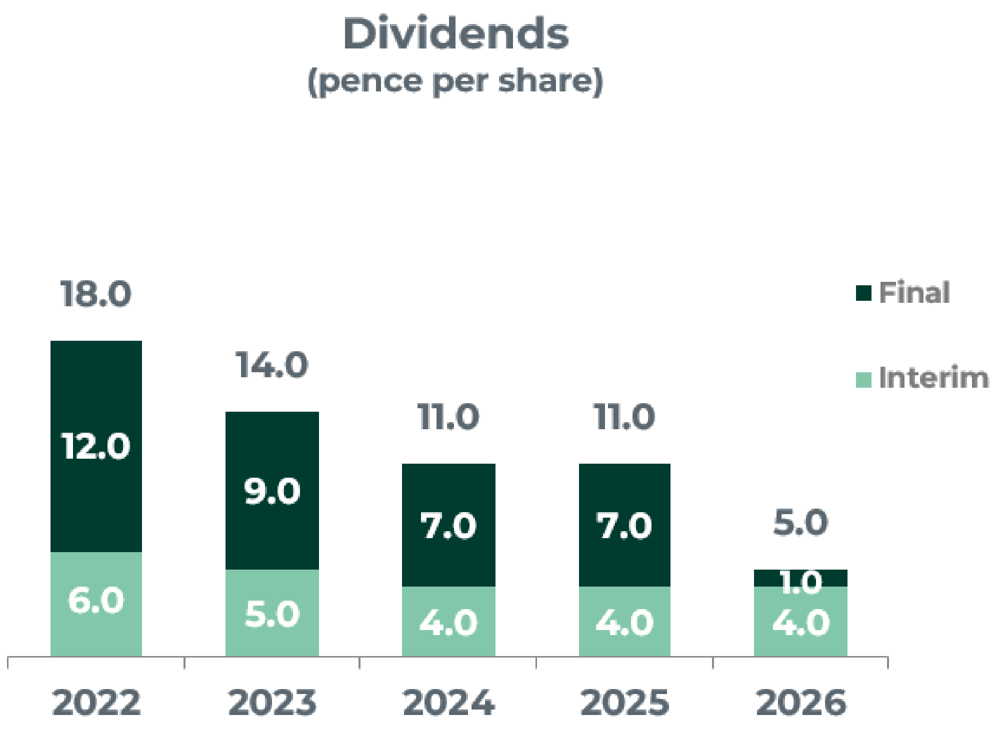
Group cash flow

£ million	Year ended 30 June 2026	Year ended 30 June 2025	Notes
(Loss)/profit before tax*	(2.7)	20.5	
Exceptional movements	10.7	0.2	£13.6m exceptional charge less cash costs incurred during year
Add back: dep'n, finance & SBP charge	10.4	8.7	Bank interest, fees and discounting on long term payables
Working capital movements	(1.5)	(25.0)	
Cash generated in operating activities	**16.9**	**4.4**	
Tax	(2.0)	(5.1)	
Interest and finance costs	(4.3)	(3.2)	Higher average borrowings
Capital expenditure less disposals**	(4.1)	(1.8)	Show homes, sales arenas, site equipment & compounds
Principal elements of lease payments	(1.9)	(1.6)	Offices, equipment & vehicle leases
Dividends	(6.4)	(6.4)	
Increase in net borrowings	**(1.8)**	**(13.7)**	
Closing net borrowings	**(2.6)**	**(0.8)**	

* Net of £13.6m exceptional costs (2025: £1.3m). ** Includes £0.2m share purchases (2025: £0.1m)

Dividends

- Final dividend of 1.0 pence
  - To be paid on 20th November 2026 to shareholders on the register at close of business on 23rd October 2026
- Total dividend of 5.0 pence per share (2025: 11.0 pence)
  - Reduced dividend is prudent, more consistent with policy and allows greater flexibility to deploy capital for the medium-term benefit of the business
- Dividend cover policy: full year earnings to cover dividends between 3 and 5 times



Dividend cover	4.3x	3.1x	3.0x	2.6x	2.8x

Operations and strategy

Gleeson Homes

Project Transform

- Leadership significantly strengthened
  - Scott Stothard joined as Divisional Chair
  - Three new RMDs
  - Multiple recruitments at regional and divisional director level
- Empowered the Regions & reinvigorating engagement with strengthened central services
- Land buying reformed
  - Devolved from Group to Regional function
  - More sharply focused on areas of higher population and demand
  - Process strengthened, including appraisal, layout, delivery and closure
- Land pipeline rationalised
  - £4.5m non-cash provision for 13 sites in North West and East Yorkshire
- Rationalised the Regional structure
  - £2.0m exceptional cash cost

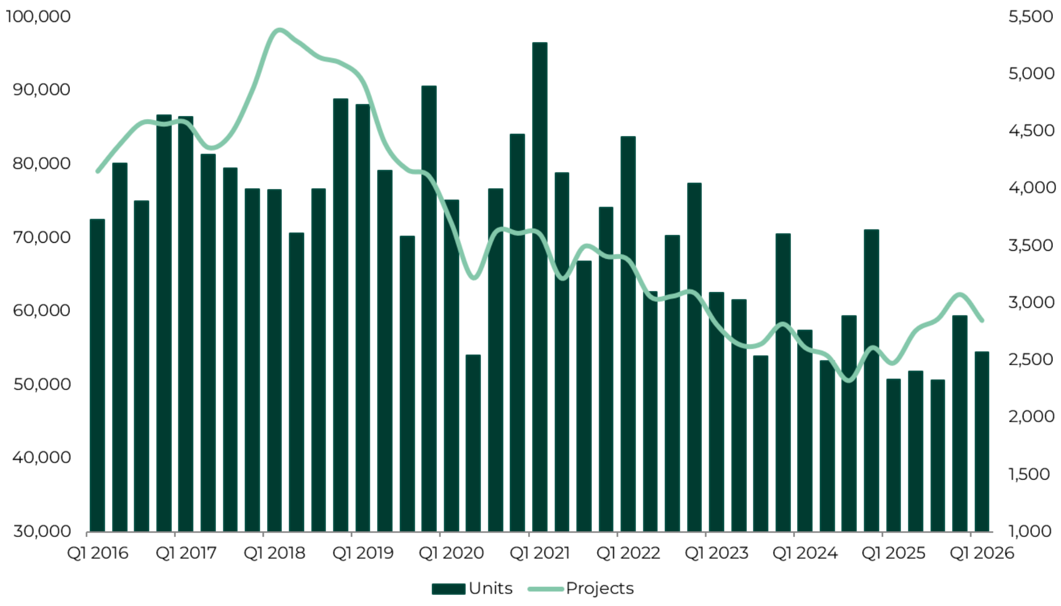
Legacy sites

- Circa 81 sites awaiting full Local Authority adoption, stretching back to 2016
- Most requiring works to secure adoption
- Each will require review, negotiation and rectification
- Small specialist team in place to address
- The provision is a best estimate of the cost which is expected to be incurred over three to four years
    - £7.1m provision

Planning & sites

- Pipeline now 123 sites, 14,927 plots
- 12 sites purchased (2025: 15 sites purchased)
- Planning environment remains tough
  - Consents at an “all time” low
  - North & Midlands slower than South of England
  - Average time to agree a S106 now 17 months
  - Delaying site purchases more than expected
    - 43 sites awaiting planning
- Build sites
  - 13 sites opened (2025: 13 sites opened)
  - 63 sites (2025: 68); 67 average sites (2025: 76)
- Sales outlets
  - 14 outlets opened (2025: 19 outlets opened)
  - 53 outlets (2025: 57); 56 average outlets (2025: 63)
  - Expect c53 average outlets this year

Residential planning approvals*
(England)



*Source: New Housing Pipeline, Q1 2026 Report, HBF/Glenigan

Optimising our market engagement

- Accelerate partnerships strategy
- Land buying refocussed
- Product portfolio review
    - Harvesting our customer feedback
    - Refreshing appearance
    - Separate Partnerships portfolio
- Customer experience review, from marketing, through sale, to after-sale service
- Brand and proposition

"Ensuring we are led by the market we serve"

gleeson partnerships

- Partnerships model proven
  - 320 homes delivered to six partners
  - First golden brick transactions completed
  - House types work for partners; specific range now being designed
  - Construction disciplines learned
- Market appetite continuing
  - Political endorsement secured
  - SAHP under way
  - PRS investors remain active
- Continue to expect c20% of home sales from partnership sites
  - Maturing the model to enhance returns
  - Broadening our network
  - Leveraging the experience of our strengthened teams

	2024	2025	2026
Partnership deals signed			
No. deals	1	4	8
No. plots	47	233	384
Completions*	-	-	320
% of total completions	-	-	16.3%
Forward Order Book	47	280	344

* Includes 234 homes handed over & 86 recognised under revenue recognition rules

Gleeson Land

Market headwinds

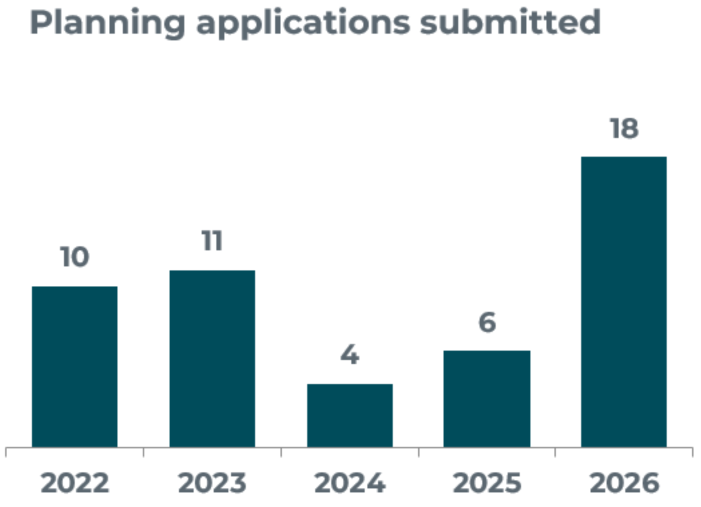
- Local elections have inhibited the benefits of the NPPF in multiple authorities
- Developer caution is restricting appetite for bids
- High-quality sites still attracting offers
    - Pricing moderated
    - Technical diligence process elongated, and
    - Some conditional on RP partner
    - Deferred payment terms

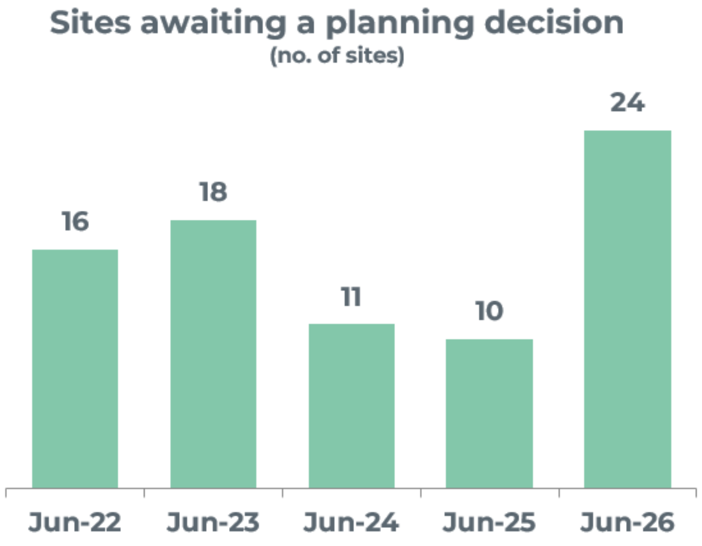
Not if, but when . . . ?

- FY26 outcome hit by timing slippages
- Large site still working through technical approvals
- Both planning and transactions taking longer
- Makes timing of sales unusually difficult to predict

Increased planning activity

- 18 planning applications submitted (2025: 6 sites)
- 3 sites consented (2025: 7 sites)
  - Total of 5 sites (2,553 plots) with consent at 30 June 2026 (30 June 2025: 8 sites, 1,343 plots)
- One site adversely determined but being appealed
- 24 awaiting planning (30 June 2025: 10 sites)
- Careful management of promotion costs

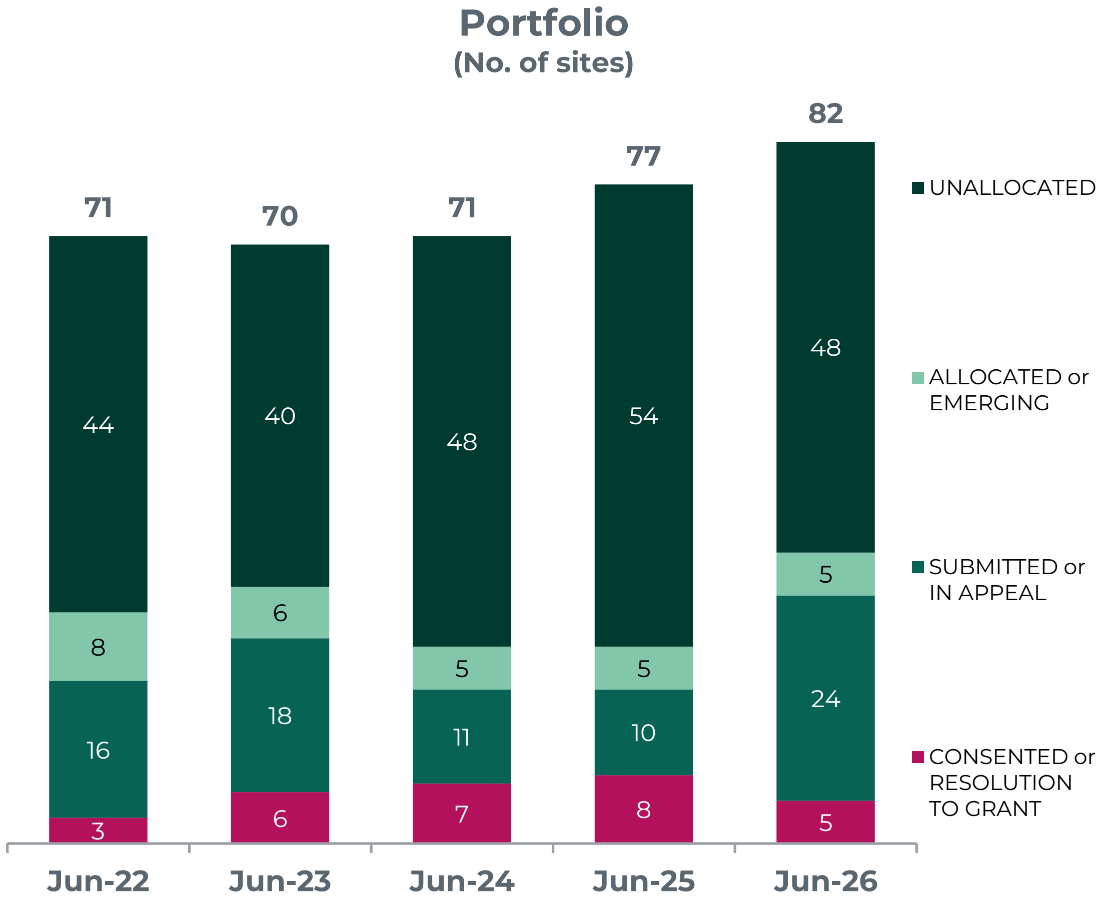




Portfolio further strengthened

- 13 sites exchanged (plus a further two conditionally exchanged)
  - 519 sites reviewed
  - Discipline and hurdle-rates strictly maintained - only c5% of sites progress to a competitive bid
  - Sector leading win rate of c37%
  - Time to sign – 11 months from date of offer
- Regional strategy strengthened
  - Market-leading research and data analytics capabilities delivering increased win rate
  - 100% customer satisfaction score

"Primed for growth"



Summary and outlook

Summary

- Delivered a **robust performance** in FY2026
- Project Transform has **overhauled Gleeson Homes** into a much-improved business
- Dual focus now on:
  - **managing the business as efficiently as possible** in anticipation of continuing subdued market, and
  - **pursuing a number of strategic initiatives** to enhance performance and mitigate margin attrition
- Gleeson Land continues to face **a more cautious land market**
  - **Timing of land sales lacks visibility** we would hope for
  - However, **quality of portfolio** continues to attract strong interest
- The Board expects the Group to deliver **an overall result for FY2027 in-line with current market expectations**

"“Following a year of intense activity, implementing fundamental business change, we now have a Homes business that is operationally much stronger and a Land business well-placed to meet the needs of developers for high-quality consented sites. With the focused and disciplined approach we are now taking, we are confident for the future prospects of the Group.”

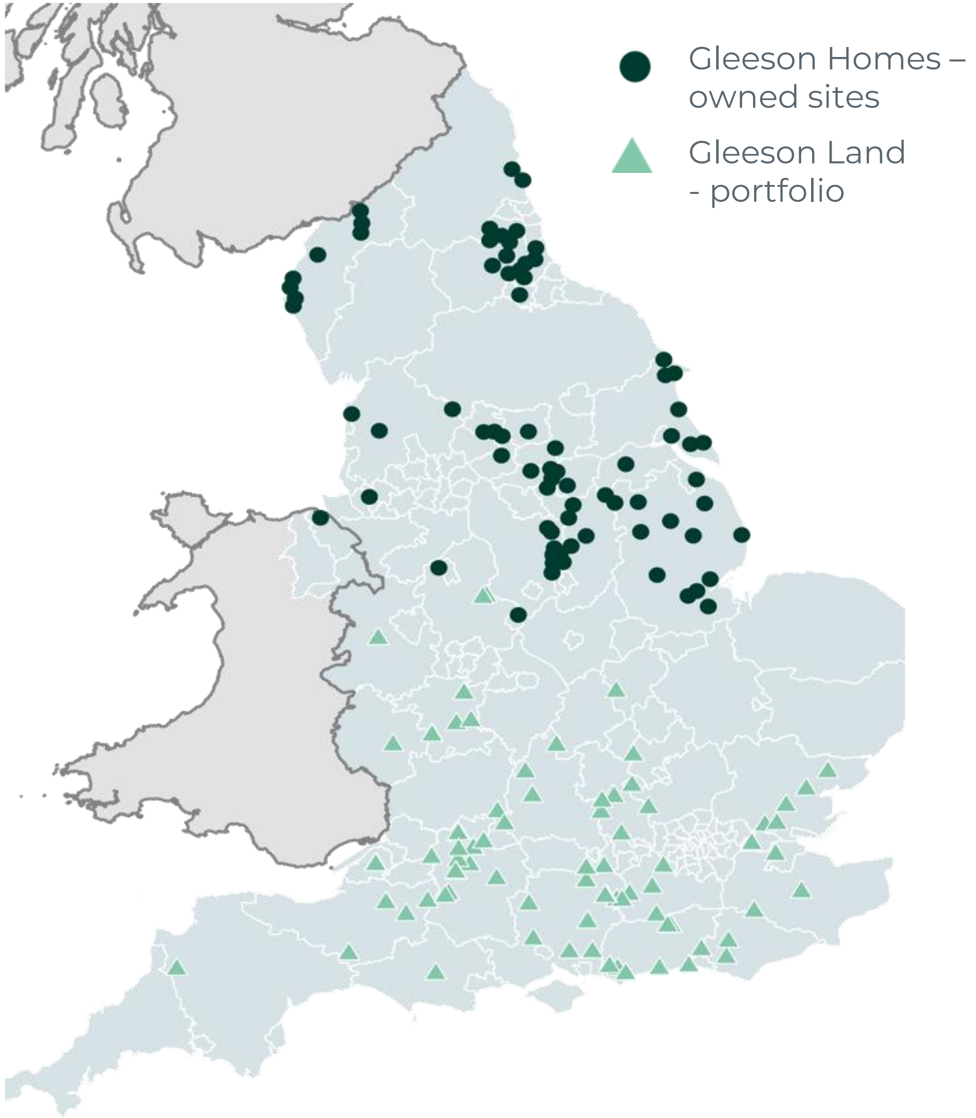
Q&A

Appendices

About MJ Gleeson Plc

Gleeson Homes
Changing lives by building affordable, quality homes. Where they are needed, for the people who need them most.

Gleeson Land
We promote land through the complex planning system. Unlocking value to deliver sustainable and attractive sites for other developers to build new homes, where they are needed.



Exceptional items

£ million	2026	2025	
Operational / regional restructuring	2.0	1.3	Cash
Impairment of 12 conditionally purchased (and one owned) sites	4.5	-	Non-cash
Legacy site adoptions provision	7.1	-	Cash
Exceptional items	13.6	1.3	

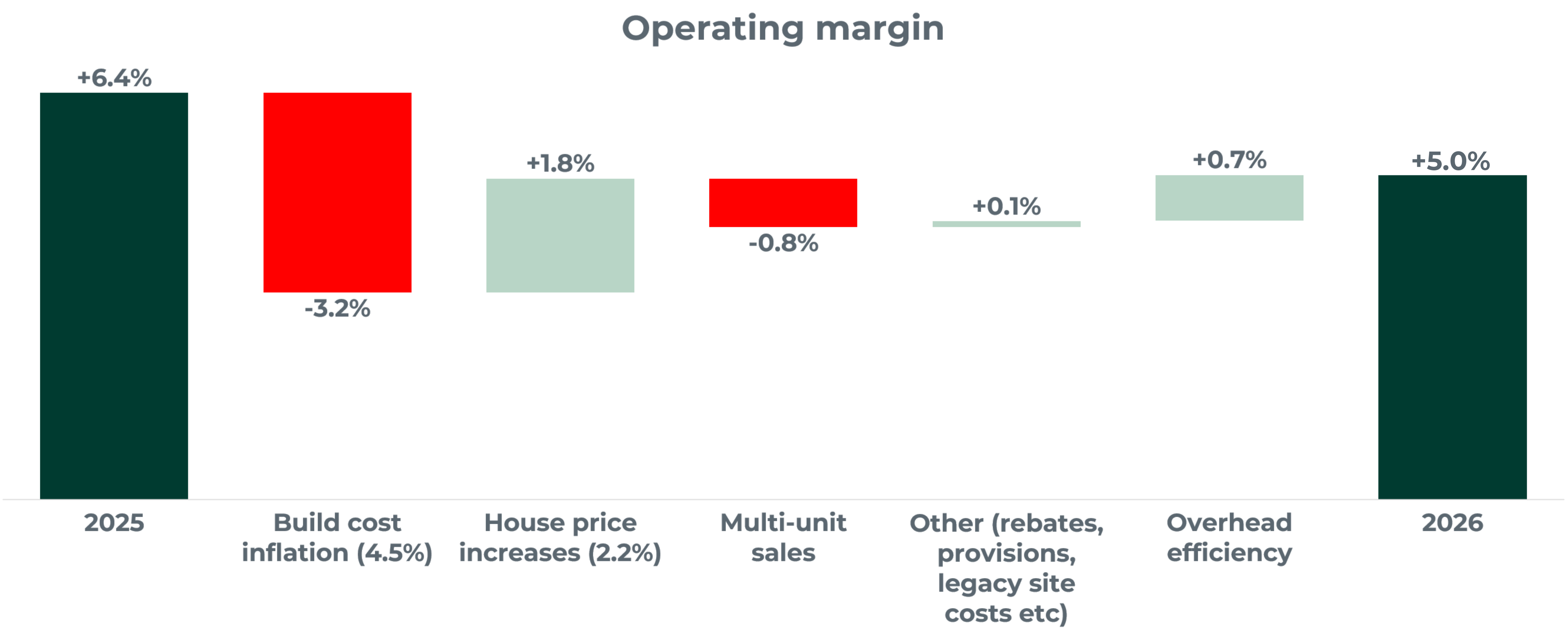
gleeson partnerships

- 6 key partners we are currently working with:
  - Home Group
  - Livin
  - Gatehouse/Carlyle
  - Castles & Coasts
  - Lloyds Living
  - East Riding of Yorkshire Council

- 20% of sites we are bidding on have been 'partnership bids' which aligns with our medium-term ambition for c20% of delivery to come from partnership sites

	Open market site	Partnership site
Site size	50-200 plots	100-900 plots
Sales rate	30-50 homes p.a.	50-80 homes p.a.
Proportion forward sold	None	30-50%
Sales risk	Open market	Mix of forward sold to partner and open market
Gross margin	Higher	Lower
ROCE	Lower	Higher

Gleeson Homes



Building Safety

- Wholly committed to remediating life-critical fire-safety issues

- Identified 18 buildings over 11 metres
    - 7 qualifying assessments submitted and awaiting audit and sign off by MHCLG
    - 4 with some cladding (none fully clad)
    - Remediation works focused on internal compartmentation, fire doors, fire barriers and some minor cladding removal

- £12.9m provision booked in 2022 remains appropriate
    - £1.6m costs incurred to date, provision of £11.3m at June 2026

- Focused on completing works swiftly
    - Completion requires regulator sign-off

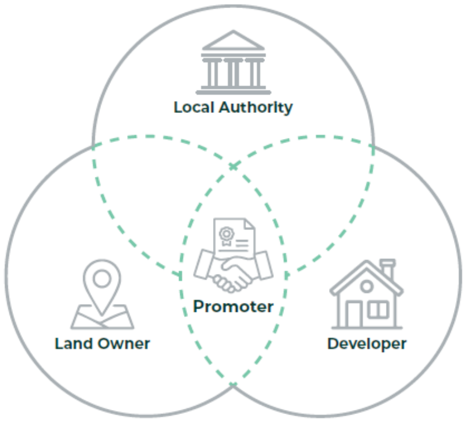
Stage of work	No. of buildings
Complete awaiting sign off	7
Remediation work in progress	2
Remediation plan in development	8
In assessment	1
Awaiting permission to access	-

The land promotion market

- Land promoters optimise the delivery of consented residential sites to developers
- Promoters delivering c39% of residential development sites
  - Promoters share of sites growing
  - Circa £200m+ fees generated by promoters in Gleeson Land's three regions
- 7 major promoters
  - Landowners and agents want experience, capability, scale & capital
  - Long tail of under-resourced and inexperienced promoters with small, mixed quality portfolios

Developer led process

Promoter led process



* MJ Gleeson analysis based on research by Savills. 2024 and 2015 calendar year data. % based on plot numbers and review of top 70% applicants

Sustainability

Sustainability

Communities

- A couple working full time on the National Living Wage can afford a Gleeson Home on any of our developments
- Transitioned to the new HBF scoring criteria
- Crime data shows Gleeson developments benefit high risk areas

People

- 85% employee engagement score, with 79% saying they are proud to work for Gleeson
- Promoting women in construction
- Investors in People GOLD accreditation maintained
- EDI training provided to all leaders equating to 1/3rd of all employees

Environment

- Targets set and validated by SBTi for near-term and net-zero Science Based Targets across scopes 1, 2 and 3 including FLAG emissions
- 70% of homes sold in FY2026 utilise air source heat pump technology
- Selected use of concrete bricks or reconstituted stone (33% homes sold in FY2026)
- Working with the Future Homes Hub and the Supply Chain Sustainability School

Market Backdrop

Viability


HBF Home Builders Federation
The Viability Crunch
Analysing the impact of policy, tax, and regulatory pressures on home building
May 2026
hbf.co.uk


Additional costs for each new home
Material and labour
£37,000
Future Homes Standard
£10,200
Building regulations
£7,770
Nutrient neutrality
£7,000
Biodiversity Net Gain
£5,700
Total costs
£76,000
Landfill Tax
£2,000
Taxes
£2,055
Section 106 inflation
£985
Building Safety Levy
£2,320
The costs in this report are based on an average low rise 90m² house. The policy costs have been taken from the rates set by government or from impact assessments. Inflationary costs are based on rates taken from the Office for National Statistics. Additional costs for high-rise buildings are detailed later in the report.

Significantly cheaper to buy than rent

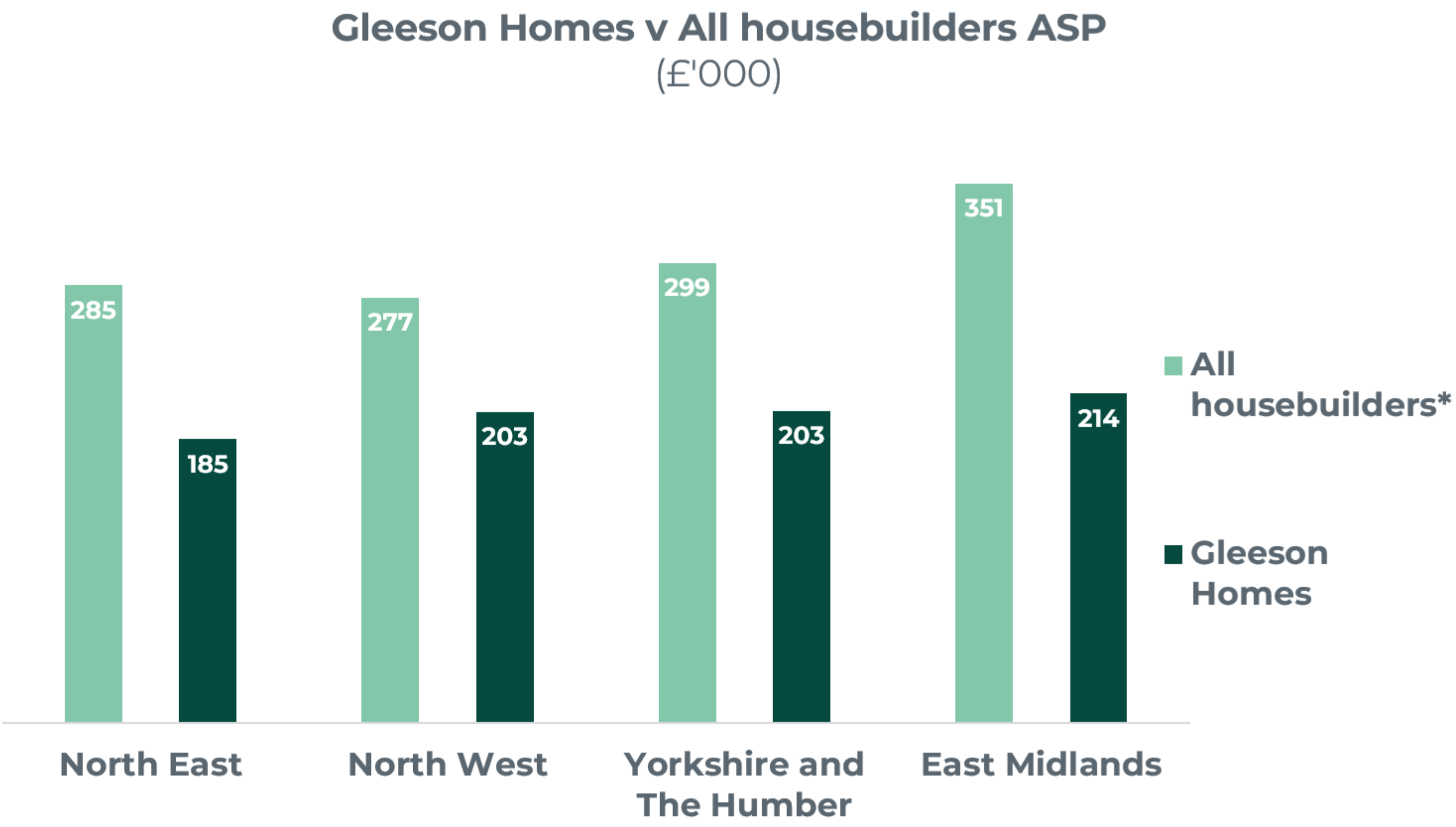
Number of bedrooms	Average Gleeson price	85% LTV mortgage (cost per week)	90% LTV mortgage (cost per week)	*Rented house – new lettings (cost per week)*
2 bed	£179,200	£179	£193	***£213***
3 bed	£213,300	£213	£230	***£277***
4 bed	£269,900	£270	£291	***£392***

All mortgage payments based on 85%/90% LTV, 5yr fixed, 35yr term at 5.08%/5.22% (average available mortgage from Rightmove on 12 August 2026) on Gleeson average OMS ASP (excl Bulk) in FY26

Rented house new lettings is based on Gleeson style new lettings in Jun-26 from OnTheMarket

Highly affordable

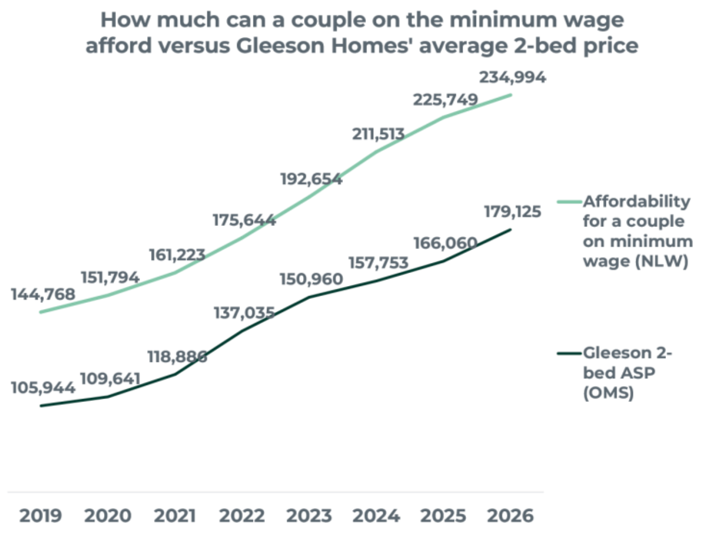
- Selling prices affordable to lower income households
- £375,400 average new build house price in England*
- £302,900 average new build house price in North & East Midlands*
  - 51% higher than Gleeson's average selling price
- £201,000 average Gleeson selling price in the North & East Midlands



*Source: UK House Price Statistics for all new build dwellings for 12 months to April 2026, provided by UK House Price Index
Average Gleeson selling price on completions in FY26

Maintaining affordability and quality

- Affordable for low-income buyers
  - Mortgage payments 23%* take home pay v UK average 33%**
  - Lowest income earners experiencing "real" earnings growth
  - National Living Wage (NLW) increased by 4.1% from April 2026
  - A couple on the NLW can afford a home costing £234,994
    - 31% higher than Gleeson's average 2-bed home
    - 10% higher than Gleeson's average 3-bed home
- Mortgage costs as a percentage of take home pay for first time buyers:
  - Affordability strong . . . especially in the North & Midlands
  - North of England and East Midlands 25%
  - Gleeson home currently 23%
- 4-star housebuilder, on track for 5-star this year
- Energy savings important – typically £14 per week saving on a 2-bed home and £973 per annum saving on a 3-bed home from July 2026

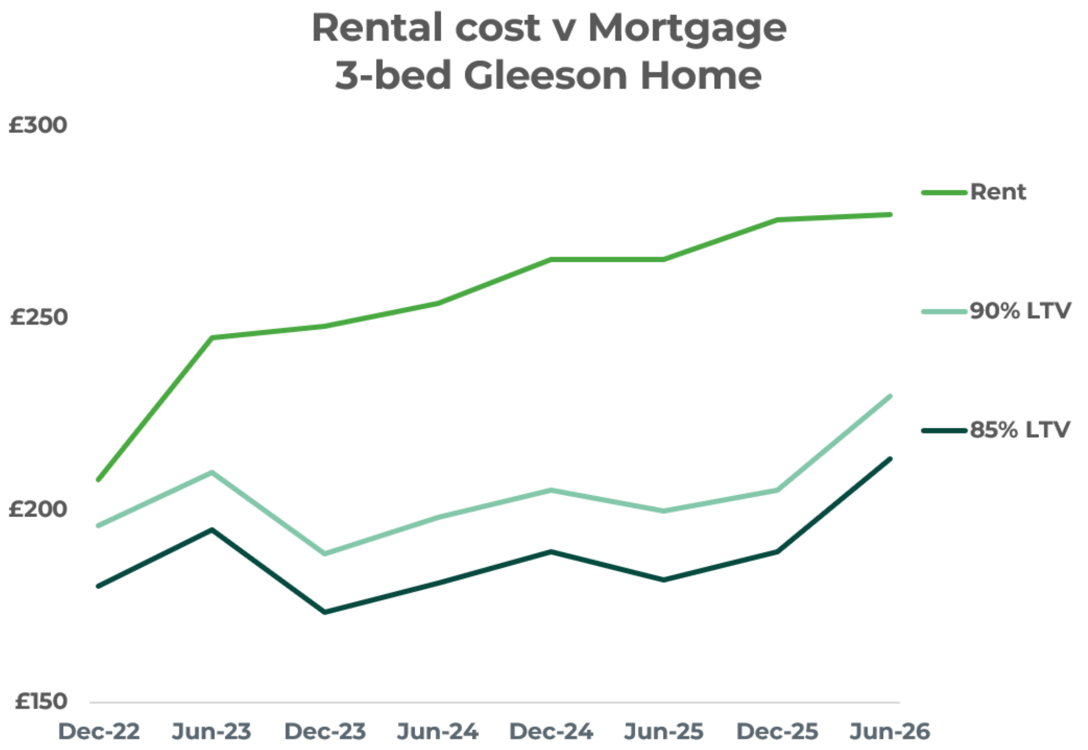


*Mortgage payments based on median salaries of FTB on 3-bed OMS Gleeson home, 90% LTV, 5yr fixed, 35yr term at 5.22% (average available mortgage from Rightmove on 12 August 2026)

**Source: Nationwide Building Society FTB mortgage payment % by region

Building the affordable homes the country needs

- Selling prices affordance to lower income households
  - £375,400 average new build house price in England*
  - £302,900 average new build house prices in North & East Midlands*
    - 51% higher than Gleeson's average selling price of £201,000**
- Affordable alternative to renting
  - Rental costs up 3.4% in last 12 months – local house prices flat
  - Typical Gleeson 2-bed home costs £193 per week to buy versus £213 per week to rent
- Accelerating our delivery via Partnerships
- Significantly lower cost but equal quality to other housebuilders



*Source: UK House Price Statistics for all new build dwellings for 12 months to April 2026, provided by UK House Price Index

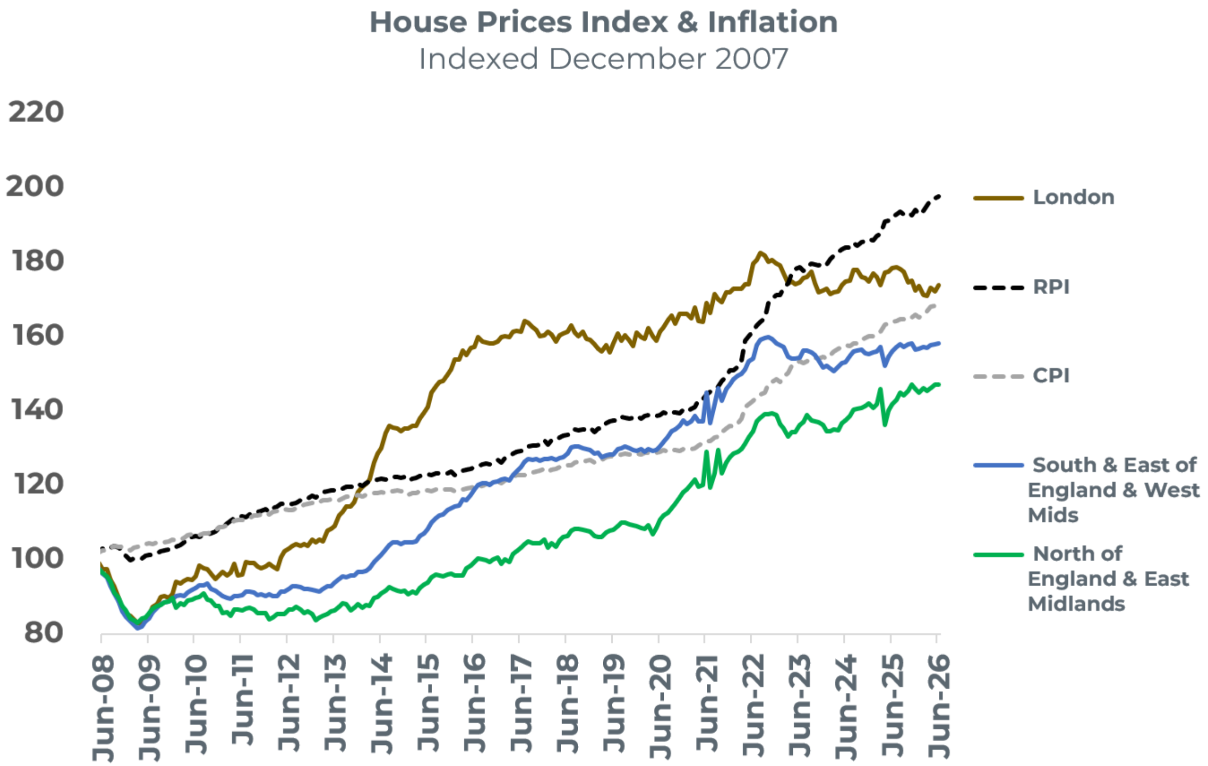
**Average Gleeson selling price on completions in FY26

Rental cost based on the median of new rent listings of a 3-bed house in the North of England and East Midlands. Data provided by OnTheMarket

House Prices per Sales Listing Data provided by OnTheMarket

House prices – North of England isn't North London

- Price increases since December 2007 vary by region
  - London up 71%
  - North of England & East Midlands up 47%
  - Below rise in RPI of 97%
- Since 2014:
  - National living wage up 94%
  - Gleeson prices up 65%
- Since August 2022:
  - London house prices down 6%
  - North of England & East Midlands prices up 6%



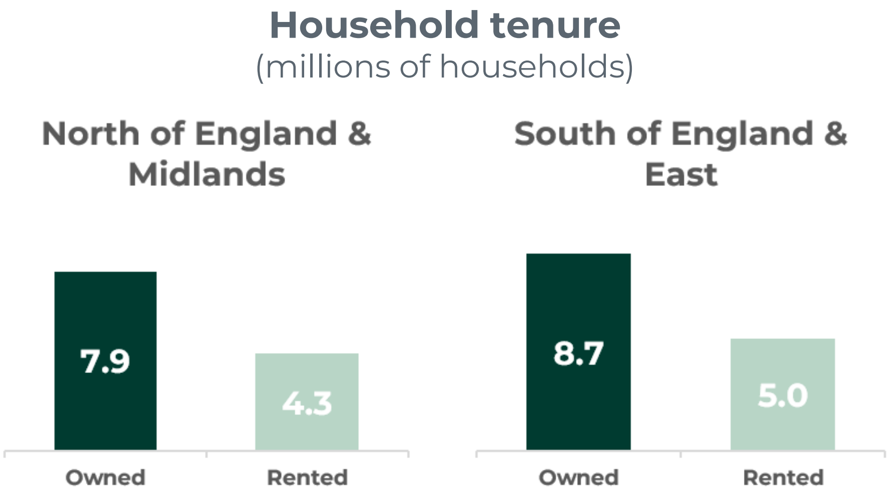
Source: ONS; UK House Price Index

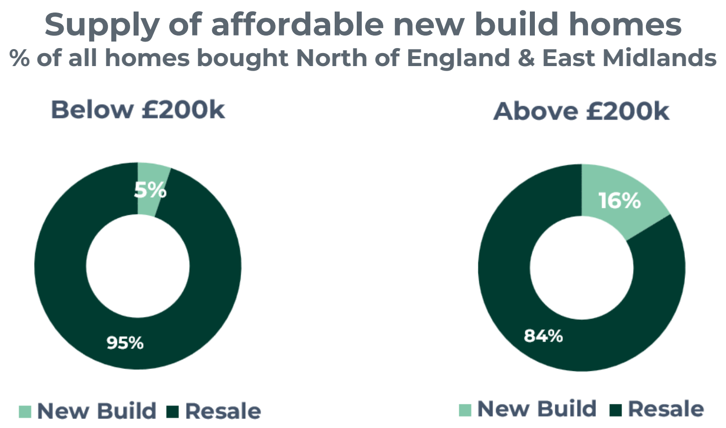
Structural under-supply of quality, affordable homes

- Shortage of affordable homes in North of England and Midlands:
  - 4.3 million households renting
  - 0.7 million households on Local Authority waiting lists
  - 1.7 million adults living with parents

- Little choice of affordable new build homes in North of England and East Midlands
  - 5% of all homes below £200,000 are new build
  - 16% of all homes above £200,000 are new build

- Energy performance poor in most existing homes
  - 16% of English housing stock rated A or B (EPC)
  - 88% of new builds rated A or B (EPC)
  - 99% of Gleeson Homes rated A or B (EPC)





Source: ONS Table 109 Dwelling stock: by tenure and region, England, to 31 March 2025; Homes for sale Land Registry 2024; EPC ratings Energy Performance Certificates for Buildings Register for England and Wales

Gleeson Homes Pipeline

Gleeson Land Portfolio

Gleeson Homes site pipeline

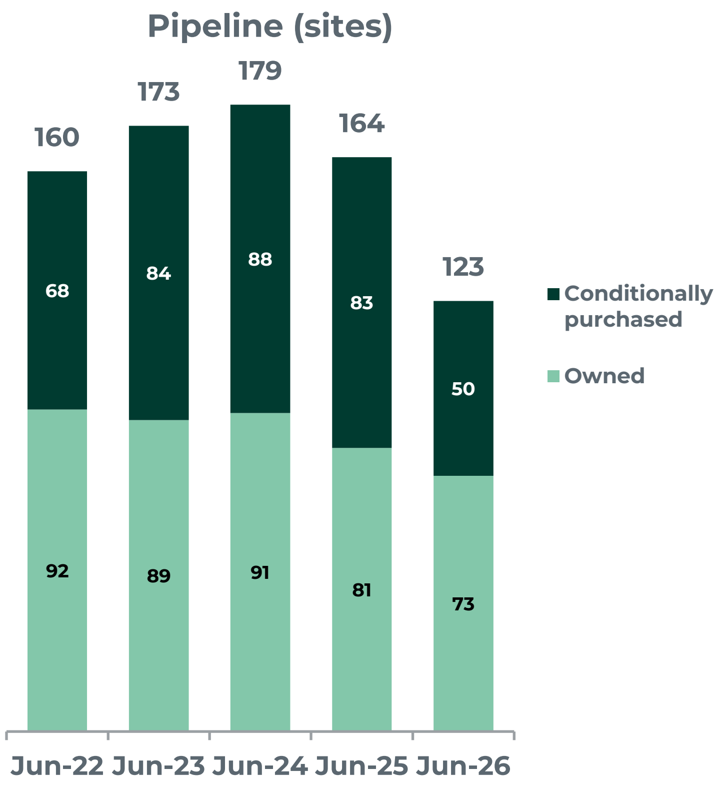
Rationalised land pipeline

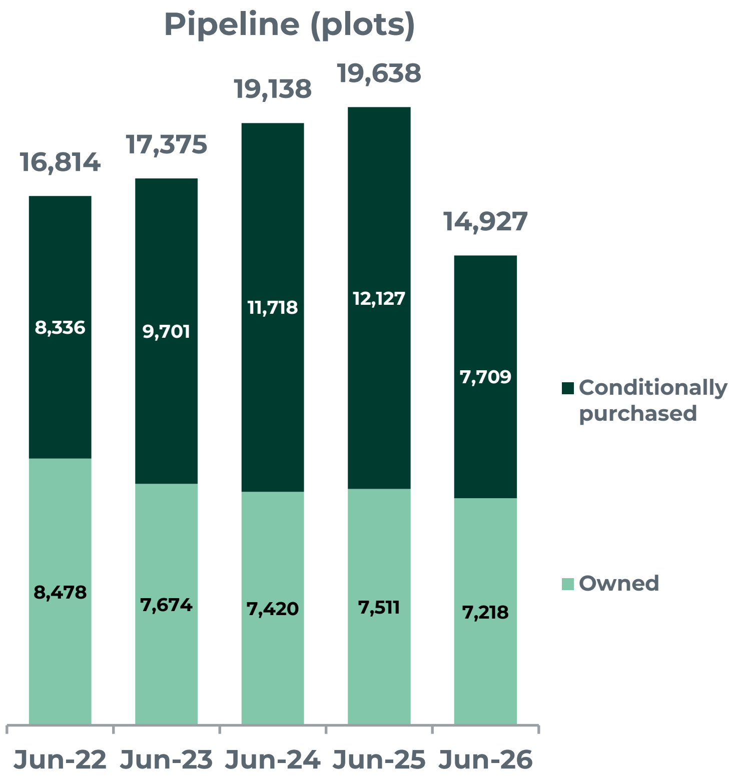
- 25 sites aborted including 13 in North West and Yorkshire restructuring
  - £4.5m exceptional impairment charge
- Pipeline now 123 sites, 14,927 plots
- Strong land team
  - Embedded within Regions
  - Strengthened land buying process

Plots	**Gross Margin**		
	<10%	10-20%	>20%
Active	295	3,013	2,458
Owned, not yet active	-	618	834
Conditionally purchased	-	4,330	3,379
	295	**7,961**	**6,671**

Sites	**Planning status**		
	Consented	Awaiting consent	Preparing application
Active	63	-	-
Owned, not yet active	8	1	1
Conditionally purchased	12	20	18
	83	**21**	**19**

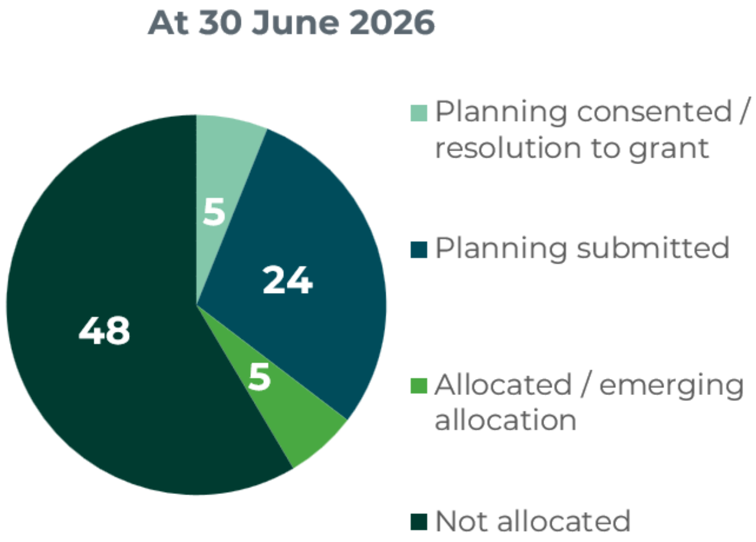
Gleeson Homes Pipeline





Gleeson Land Portfolio

- Continued focus on enhancing the depth and quality of the portfolio
- 82 sites (June 2025: 77 sites)
- 22,749 plots (June 2025: 18,401 plots)
- 2,553 plots on 5 sites with consent / resolution to grant (June 2025: 1,343 plots on 8 sites)



	As at 30 June 2026		As at 30 June 2025		As at 31 December 2024	
	No. Sites	Plots	No. Sites	Plots	No. Sites	Plots
Planning consented / resolution to grant	5	2,553	8	1,343	6	1,369
Planning submitted	24	4,178	10	2,864	22	4,893
Allocated / emerging allocation	5	2,168	5	1,130	3	638
Not allocated	48	13,850	54	13,064	46	12,791
Total	**82**	**22,749**	**77**	**18,401**	**77**	**19,691**

Gleeson Homes

Customer case studies

Aimee, 20

Occupation: Engagement Advisor for the public sector
Date of purchase: December 2025
Development: Poppy Fields, Horncastle
House type: 3 bedroom, semi-detached Limerick
Purchase price: £118,995 (after 30% off with the First Homes scheme)
Mortgage cost: £425 per month

At just 20 years old, Aimee has taken an exciting step onto the property ladder as a solo homeowner at our Poppy Fields development in Horncastle, purchasing a two-bedroom Cork. Aimee knew she wanted something that suited her lifestyle as a solo buyer, and the Cork house type ticked all the boxes!

“I chose Gleeson mainly because of the affordability and the schemes they offer to first-time buyers, which made it possible for me to buy on my own.”

“I’ve always been brought up to see buying as the best long-term option. When I looked into it properly, I realised that with the scheme I was using, my monthly mortgage payments were actually much lower than what I would have been paying in rent. It made much more sense financially, as I’m investing in my own property and building equity, rather than paying rent with no long-term return.”

Paul, 62 and Henrietta, 67

Occupation: Both Retired
Date of purchase: December 2025
Development: Harriers Croft, Sutterton
House type: 3 bedroom, semi-detached Liffey
Purchase price: £235,000
Mortgage cost: No mortgage

After three homes shared and all the children flying the nest, Paul and Henrietta have found a place that truly fits their lifestyle today. Both retired and enjoying a quieter pace of life, the couple were living in a mortgage-free home in Holbeach before making the decision to move. While their previous house held plenty of character, it also came with ongoing challenges.

Having explored other developers before making their decision, the couple found that Gleeson ticked every box, from location and affordability to the type of home available. “It was everything... Harriers Croft ticked all the boxes - not least because the house we chose was already built and ready to be lived in.”

Kerry, 49

Occupation: Team Leader in IT support for the NHS
Date of purchase: February 2026
Development: Bracken Park, Louth
House type: 3 bedroom, semi-detached Keady
Purchase price: £202,995
Mortgage cost: £550 per month

After her three children had flown the nest, Kerry knew it was time for a fresh start. Having previously lived in a larger family home, she was ready to downsize – but without compromising on space, comfort or practicality. Now settled into her new Gleeson home at Bracken Park, Kerry has found exactly what she was looking for.

Kerry chose the Keady house type, quickly falling in love with its layout and generous proportions. “I fell in love with the large bedrooms, especially the master with the en-suite. The layout just felt perfect and met all my requirements.”

For Kerry, her decision ultimately came down to more than just the property itself. “It’s the whole package really – the location, the quality of the home, and the service that’s provided. If I were to buy again, it would definitely be a Gleeson home.”

Nuttakitt, 32 and Sakulngoen, 30

Occupation: Procurement & Supply Chain Assistant and Food Preparation Assistant
Date of purchase: February 2026
Development: Waterloo Sidings, Leeds
House type: 3 bedroom, semi-detached Limerick
Purchase price: £214,995
Mortgage cost: £703 per month
Previous rented home: 1 bedroom flat, paying £1,000 pcm

Previously paying £1,000 per month for a one-bedroom flat, the couple knew that continuing to rent wasn't the right long-term option for them.

"We chose a new build because there is something special about everything being brand new and untouched. We didn't want the stress of a renovation project, instead, we love that every addition or upgrade is based entirely on our own ideas and style. Plus, the financial security is a huge plus, knowing we won't have to worry about maintenance costs because we are fully covered by the NHBC warranty and Gleeson's additional 2-year guarantee."

Anish, 27

Occupation: Volunteer Manager for Retina UK Charity
Date of purchase: December 2025
Development: Lawrence Grange, Eastwood
House type: 2 bedroom, semi-detached Cork
Purchase price: £185,000
Mortgage cost: £484 per month
Scheme used: Key Worker scheme

Anish chose a 2-bedroom Cork, a home he felt was perfectly matched to his lifestyle. The home's affordability was a major factor, with a purchase price of £185,000 and monthly mortgage repayments of £484. As a solo buyer, the financial comfort and practicality stood out. When researching new build homes, Anish found that Gleeson offered strong value for money, making homeownership feel genuinely achievable.

"Moving into my Gleeson home has honestly changed my life in the best way. Having a place that's completely mine has brought a sense of independence, pride, and stability that I'd never really felt before."

Ian, 62 and Susan, 56

Occupation: Both Retired
Date of purchase: August 2025
Development: Petersmiths Park, Ollerton
House type: 3 bedroom, semi-detached Liffey
Purchase price: £227,000
Mortgage cost: No mortgage

Having spent years living down south in Buckinghamshire, a family bereavement prompted a shift in perspective. They decided it was time to prioritise what truly mattered. "Life is too short, so we took the bull by the horns and decided to relocate from down south to be nearer to my brother."

The couple chose to move to Petersmiths Park in Ollerton, where they found not just a new home, but a fresh start.

With no mortgage on their previous two-bedroom bungalow, the couple were able to move forward confidently with Gleeson, upgrading to a larger property while still remaining mortgage-free. This gave them the freedom to focus on settling into their new surroundings and enjoying their retirement life.

Brad, 27 and Jess, 26

Occupation: Biodiversity officer and Animal Behaviour & Welfare Team Leader
Date of purchase: March 2026
Development: Firbeck Fields, Langold
House type: 4 bedroom, detached, Carlow
Purchase price: £279,995
Mortgage cost: £1,225 per month
Scheme used: Part Exchange from a previous Mayfield Gleeson home

Brad and Jess recently made the move into their second Gleeson home at Firbeck Fields in Langold, upsizing just a few doors down from their first home on the same development.

Having originally purchased a two-bedroom Mayfield in 2023 for £169,995, the couple fell in love with both their home and the community around them. But as life progressed, including getting engaged in 2025, they began thinking about their next step on the property ladder.

“We loved our first Gleeson home so much that we bought another just around the corner,” Brad and Jess said. “When comparing Gleeson to other developers, the value for money was incredible.”

Shannon, 26

Occupation: Technical Administrator
Date of purchase: December 2025
Development: Bluebell Court, Barnsley
House type: 2 bedroom, semi-detached Kenmare
Purchase price: £125,997
Mortgage cost: £530 per month
Previous rent: £495 per month
Scheme used: First Homes scheme

“I always thought buying a house was something I’d never achieve,” she said. “So, it still feels like a pinch me moment.”

“Gleeson was the only builder in my area offering the First Homes Scheme. I wouldn’t have been able to buy a home at full price, so the discount as part of this scheme made all the difference. I also wanted to stay close to family and this development meant I could do exactly that.”

Shannon’s new home is a huge step up from the small rental property she lived in years ago, where she paid £495 a month. Although her mortgage is slightly higher, she sees the value instantly. “My rented home had no driveway, no garden and barely any space. Now I have a big private back garden, a driveway for two cars, and so much more storage and room. It’s such a positive difference.”

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