

# Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

## Cronin and Hynes of Colliers Meredith & Grew represent Boston College in \$5 million sale

Colliers Meredith & Grew has brokered the sale of the former Page Farm site for \$5 million to C.P. Berry Construction Co. The 68-acre site located on Rte. 1 was the former suburban home and equestrian center of George Page, Boston-area hotel operator and restaurateur.

Colliers Meredith & Grew senior vice president Bob Cronin and chairman Tom Hynes represented the seller, Boston College. In 1989, the college received the property from a local benefactor with the intent that the site would be developed as a suburban corporate conference and spiritual retreat center. In 2006, Boston College designated the site as a "surplus" real estate asset and hired Colliers Meredith & Grew to actively market the property for sale.

Cronin said, "Ultimately, due to the quality of the builder and the development, the importance of the project as it relates to providing a valuable senior-housing option and the spirit of cooperation that was shown by the town, Boston College and C.P. Berry, the transaction resulted in a true 'win win' for all parties involved."

Colliers Meredith & Grew also represented C.P. Berry in the transaction. According to Alan Berry, principal of C.P. Berry, the firm has begun construction of English Commons at Topsfield, a 50-unit high-end townhome community for residents age 55 and over. A model home will open in July. Some of the firm's previous development projects include the Homes at Ipswich Country Club and the award-winning Caldwell Farm townhouse development in Newbury.

"English Commons is an exciting undertaking. It is beautiful property in a great rural North Shore town that is convenient to shopping, major highways, entertainment, restaurants and historical sites in the area," said Berry. "We will continue the tradition of open space planning and quality building design and construction from our Caldwell Farm development. The environmentally-friendly site design and building practices, as well as the New England architecture, will create a community Topsfield can be proud to have within their borders."

C. P. Berry Homes is a national award-winning builder responsible for the construction, management, sales and marketing of many of the North Shore's most successful luxury living communities. The company is a family owned business founded by Carlton and Alan Berry 26 years ago. It has a reputation of selecting highly desirable properties and creating communities known for the distinct New England architecture and high quality construction. C.P. Berry employs a unique business plan taking their projects from design and permitting to construction, marketing and sales, all in house. This level of control has allowed them to continue with success in the current market.

Colliers Meredith & Grew is a Boston-based commercial real estate company with integrated service groups including brokerage, capital markets, counseling and valuation, development and advisory, investment sales, and property and asset management. In addition to representing its core clients in New England, Colliers Meredith & Grew provides national and international real estate services to its multi-market clients as a member of Colliers International and as an owner/member of Strategic Alliance Mortgage LLC (SAM). Colliers International is a worldwide affiliation of independently owned and operated companies in 294 offices in 61 countries. For more information about Colliers Meredith & Grew, visit [www.colliersmg.com](http://www.colliersmg.com).



Rendering, English Commons at Topsfield -  
Topsfield, MA