



ainscough strategic land

ainscoughstrategicland.co.uk  
enquiries@ainscoughstrategicland.co.uk



## Yewtree Drive, Blackburn

**Project Status:** Completed

**Acres:** 35

**Number of units:** 270

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*[NAME], senior land manager for [NAME]*

### THE SITE

A 35 acre greenfield site to the north of Blackburn that was designated as Green Belt within Blackburn with Darwen Council's local plan. ASL successfully argued that the site should be included within the next plan revision, given the need for housing and the sustainability of its location. It was removed from the Green Belt and allocated as part of a larger allocation expected to deliver more than 450 new homes.

### THE OPPORTUNITY

In partnership with Wainhomes ASL worked with the local authority and stakeholders to develop a masterplan for the site.

Following extensive consultation and some minor revisions, the plan was presented to the authority for determination and secured planning permission in May 2018.

[FURTHER DETAILS HERE]

OUR  
COMMITMENT  
TO YOU:

An **expert** planning team  
A **straightforward** approach  
The **best market value** for your land



## SALE AND MARKETING

Our landowners were keen for a sale as quick as possible so once the land was allocated for development in 2017 we marketed it for sale on a 'subject-to-planning' basis. Following considerable interest a deal was agreed with Wainhomes.

## THE LEGACY

This transaction delivered a considerable legacy for the local community:

- Extensive upgrades to the local highway network.
- Substantial contributions to extend and enhance existing schools provisions.
- Significant public open space – much more than policy requirement.
- A financial contribution to off-site affordable homes which the council is to deliver.

**November 2014**  
Promotion Agreement signed

**April 2017**  
Sale contract exchanged

**November 2017**  
Resolution to grant

**November 2018**  
Sale completed

**March 2017**  
Green Belt release and allocation

**May 2017**  
Planning app submitted

**May 2018**  
Planning decision notice

### WHY AINSCOUGH STRATEGIC LAND?

All **planning work is done** at our own cost and risk  
We have a **proven track record** of success  
Ainscough only gets **paid when your land is sold**

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