



ainscough strategic land

ainscoughstrategicland.co.uk
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Yewtree Drive, Blackburn

Project Status: Completed

Acres: 35

Number of units: 270

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.

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 application 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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