



ainscough strategic land

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## Current projects

### STAPLETON LANE, BARWELL, LEICESTERSHIRE

We control 55 acres of a total of 336 allocated in the Hinckley and Bosworth Core Strategy, with a resolution to grant outline planning consent for a residential led mixed-use development of up to 2,500 residential units. S106 negotiations are close to concluding. Phase 1 parcel coming to the market soon.

Acres: 55

Number of units: 2,500

### DOUGLAS CRESCENT, BISHOP AUCKLAND, CO DURHAM

Our 41 acre site has outline planning consent for 500 units. A first phase of 99 units was sold in 2018 and the next phase of development is under contract to be sold to a housebuilder in 2022.

Acres: 41

Number of units: 500

### WORCESTER ROAD, CHIPPING NORTON, OXFORDSHIRE

A 10 acre site with the capacity to provide up to 120 houses and circa 16,000ft<sup>2</sup> of commercial development. The site is well placed with local support for promotion through the next cycle of the West Oxfordshire local plan.

Acres: 10

Number of units: 120

### BACK LANE, CONGLETON, CHESHIRE

Part of a wider strategic allocation in the Cheshire East local plan, our 92 acres will provide c.275 houses and 6.3 hectares of employment land, whilst assisting the delivery of the Congleton Link Road. Outline planning has been granted and the sale of the first phase of development is exchanged and due to complete early 2022.

Acres: 92

Number of units: c.275

OUR  
COMMITMENT  
TO YOU:

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



## BLUNSDON HILL, BLUNSDON, SWINDON

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A 38 acre greenfield site owned by an existing client who was delighted with our earlier work and so asked us to take on the second parcel. A promotion agreement was signed in October 2018. The site sits in Swindon Borough and is being promoted through the emerging Swindon local plan review process for circa 300 units, to form part of what would be a much larger allocation.

**Acres:** 38

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**Number of units:** 300

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## LONG MARSTON ROAD, MARSWORTH, BUCKINGHAMSHIRE

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A 35 acre brownfield site that was formerly an airfield and which straddles two local authorities. We were given the opportunity due to a recommendation by another of our landowner partners and are promoting the site for a residential-led mixed-use development. We are promoting a new sustainable settlement of up to 320 dwellings, a primary school, a local centre and rural hub (offering remote working and flexible office space including community facilities such as a sports hall with café/shop); a rural enterprise hub (providing workshop space for small businesses); landscaping and public open space (including a heritage trail, community orchard, play area(s), allotments and biodiversity enhancements). A planning application is currently being prepared and will be submitted in January 2022.

**Acres:** 35

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**Number of units:** 250

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## WITNEY ROAD, DUCKLINGTON, OXFORDSHIRE

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A 15 acre greenfield site in this pretty village in West Oxfordshire. We are promoting this for up to 120 new homes, plus substantial recreational green space. A logical site in a sustainable village which will be well placed for promotion through the next West Oxfordshire local plan. A planning application is currently lodged and pending determination.

**Acres:** 15

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**Number of units:** 120

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## SIBBERSFIELD LANE, FARNDON, CHESHIRE

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We have been selected by the landowners to promote a large parcel of open countryside adjoining the very popular village of Farndon, Cheshire. We have undertaken early engagement at both local and council authority wide levels which we will continue to be involved in and lead. The site lends itself to a high quality residential led development and through the consultations we will establish what other uses could be delivered on site to enhance the scheme and the amenities within the village.

**Acres:** 46

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**Number of units:** c.400

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## DELPH LANE, WINWICK, WARRINGTON

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Situated adjacent to the popular town of Winwick, the site is being promoted through the emerging Warrington Local Plan. Capable of contributing a significant number of houses to Warrington's housing need, this site will be master planned to be delivered as one or through multiple, simultaneous land sales to bring development forward more quickly.

**Acres:** 90

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**Number of units:** c.550

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## FAULKNERS LANE, CHRISTLETON, CHESHIRE

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Nestled in the charming village of Christleton which is in very close proximity to Chester, this site benefits from excellent road frontage and having development on each of its boundaries. The site will be brought forward as part of the Cheshire West & Chester Local Plan review.

**Acres:** 10

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**Number of units:** 60

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## STATION ROAD, MARKET BOSWORTH, LEICESTERSHIRE

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Adjacent to the settlement boundary of the historic town of Market Bosworth, an outline planning application has been submitted for up to 110 houses and public open space. A new access will be created to support the development and we anticipate high demand for the scheme once planning consent is achieved.

**Acres:** 11

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**Number of units:** 110

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## HANBURY ROAD, HADZOR, WYCHAVON

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Located in the open countryside adjacent to Droitwich Spa, the site is being promoted through the Local Plan Review process to deliver a significant extension to the town. Working closely with the local authority to achieve an allocation, an outline planning application will then be submitted to deliver much needed housing for the authority on a well located, sustainable site.

**Acres:** 130

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**Number of units:**  
up to 700 homes

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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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