



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 will be coming to the market soon.

Acres: 55

Number of units: 2,500

WORCESTER ROAD, CHIPPING NORTON, OXFORDSHIRE

A 10 acre site with the capacity to provide up to 120 houses and circa 16,000ft² of commercial development. The site is well placed 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 completed in March 2022. The remaining 3 phases will be sold in 2023.

Acres: 92

Number of units: c.275

BLUNSDON HILL, BLUNSDON, SWINDON

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. 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 likely be a much larger allocation.

Acres: 38

Number of units: 300

OUR
COMMITMENT
TO YOU:

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



LONG MARSTON ROAD, MARSWORTH, BUCKINGHAMSHIRE

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. A planning application is currently being prepared and will be submitted in early 2023.

Acres: 35

Number of units: 320

WITNEY ROAD, DUCKLINGTON, OXFORDSHIRE

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 was submitted in late 2021 and an appeal was subsequently made following a refusal at committee. ASL appealed this refusal and expect an Inspector's decision in November 2022.

Acres: 15

Number of units: 120

SIBBERSFIELD LANE, FARNDON, CHESHIRE

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 levels which we will continue with as the project progresses. 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. The site will be promoted through the emerging Cheshire West and Chester Local Plan.

Acres: 46

Number of units: c.400

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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DELPH LANE, WINWICK, WARRINGTON

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 land sales.

Acres: 90

Number of units: c.550

FAULKNERS LANE, CHRISTLETON, CHESHIRE

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

Number of units: 60

STATION ROAD, MARKET BOSWORTH, LEICESTERSHIRE

Adjacent to the settlement boundary of the historic town of Market Bosworth the site would form a logical and sustainable extension to the village. The site will be promoted through the Hinckley and Bosworth Local Plan review for up to 110 new homes.

Acres: 11

Number of units: 110

HANBURY ROAD, HADZOR, WYCHAVON

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

Number of units:
up to 700 homes

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MOORWAY LANE, DERBY

A 61 acre greenfield site to the south of Derby City, which we are promoting through the emerging Local Plan. Working with the Council, we hope to gain an allocation in the new Derby City Local Plan. This site can accommodate development of up to 450 dwellings as well as open green space, potentially extending the already existing park to the north. We also promote an additional circa 140 acres of our land, which sits within South Derbyshire. We will promote this through the South Derbyshire Local Plan with the aim of it contributing to some of Derby's unmet housing needs.

Acres: 200

Number of units:
450 homes +

PLOUGH HILL ROAD, GALLEY COMMON

A circa 100 acre greenfield site to the west of Galley Common, on the edge of Nuneaton. This site presents an opportunity to deliver up to 400 dwellings as well as open green space and community facilities. The site sits in Nuneaton and Bedworth Borough Council and is being promoted through the emerging Nuneaton and Bedworth Local Plan review process. We are currently undertaking technical surveys which will support our representations in future consultations as well as a future planning application.

Acres: c.100

Number of units:
up to 400 homes

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