



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: 600

### 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 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 ultimately provide 275 houses and 6.3 hectares of employment land, whilst assisting the delivery of the Congleton Link Road. Outline planning has been granted across the whole site and the sale of the first phase of development completed in March 2022. The remaining 3 phases will be sold in 2024/25.

Acres: 92

Number of units: 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

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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, a community hub (offering remote working and flexible office space, a rural enterprise hub (providing workshop space for small businesses); landscaping and public open space. A planning application is currently lodged pending determination.

**Acres:** 35

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**Number of units:** 320

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## WITNEY ROAD, DUCKLINGTON, OXFORDSHIRE

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A 15 acre greenfield site in this pretty village in West Oxfordshire. ASL submitted a planning application in late 2021 and an appeal was subsequently made following a refusal at committee. Consent was granted at appeal in January 2023. Post consent the Environment Agency updated their flood maps rendering the site as Flood Zone 3. ASL have undertaken detailed flood modelling work to demonstrate the land should not sit within Flood Zone 3 and a formal flood map challenge has been lodged pending determination. Alongside we are progressing a sale and associated reserved matters submission.

**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 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 alongside an early planning application when circumstances support.

**Acres:** 46

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**Number of units:** 400

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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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## DELPH LANE, WINWICK, WARRINGTON

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Situated adjacent to the popular town of Winwick, this Green Belt site is 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 and will be promoted through the next Warrington Local Plan Review.

**Acres:** 90

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**Number of units:** 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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## HANBURY ROAD, DROITWICH SPA, WORCESTERSHIRE

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Located in the open countryside close to Hadzor, the site is being promoted through the Local Plan Review process to deliver a significant extension to Droitwich Spa. Working closely with the local authority to achieve draft allocation, an outline planning application will be submitted in 2025 to deliver much needed housing for the authority on a well located, sustainable site.

**Acres:** 130

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**Number of units:**  
initially 300, with scope  
for up to 700 homes

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## MOORWAY LANE, DERBY

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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 400 dwellings as well as open green space, potentially extending the already existing park to the north. We also promote an additional circa 140 acres, which sits adjacent 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

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**Number of units:**  
400 homes

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## PLOUGH HILL ROAD, GALLEY COMMON

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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.

**Acres:** c.100

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**Number of units:**  
up to 400 homes

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## WHARF ROAD, WROUGHTON, SWINDON

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Following on from our previous success on the east side of Wroughton, this 25 acre site to the west of Wroughton will be promoted through Swindon Borough Council's emerging Local Plan alongside the preparation of a planning application for a sensitively designed village scale scheme providing 120 new family homes. Submission is planned for 2025, subject to consultation.

**Acres:** 25

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**Number of units:**  
120 homes

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## BARFORD ROAD, BLOXHAM, OXFORDSHIRE

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A 15 acre parcel to the south of Bloxham, South Oxfordshire, which will deliver circa 120 much needed new homes. We are currently preparing a planning application to be submitted in 2025, subject to consultation. Alongside this the land will be promoted for allocation in the emerging Local Plan.

**Acres:** 15

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**Number of units:**  
120 homes

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## WALTON CROSS, MONKTON HEATHFIELD, SOMERSET

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This 37 acre parcel to the north of the A38 is part of a wider SUE allocation of 4,500 homes within the former Taunton Deane Core Strategy. We are currently preparing a planning application for submission in early 2025, subject to consultation.

**Acres:** 37

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**Number of units:**  
150 homes

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## WOLVERSHILL ROAD, BANWELL

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We are promoting this 55 acre parcel to the north of Banwell on behalf of two landowners for allocation in the North Somerset Local Plan. The site forms a substantial part of the wider draft allocation of around 2,800 dwellings. The allocation is being brought forward alongside the proposed Banwell Bypass which will unlock the existing traffic issues in Banwell, as well as facilitate much needed new dwellings. We are currently working closely with the local authority and our neighbouring developers to agree an allocation wide masterplan which will inform individual planning applications. Our application is currently being prepared for submission before the end of 2024.

**Acres:** 55

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**Number of units:**  
600 homes

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## MASTIFF LANE, MALPAS, CHESHIRE

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This 11 acre site to the south of Malpas in Cheshire will be promoted for circa 100 new homes in the emerging Cheshire West and Chester Local Plan. We are also in the process of preparing a planning application which will be submitted in early 2025, subject to consultation.

**Acres:** 11

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**Number of units:**  
100 homes

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## LIVERPOOL ROAD, CHESTER

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This prime site to the north of Chester will be promoted through the emerging Cheshire West and Chester Local Plan for circa 230 much needed new homes. We are closely monitoring both local and national emerging policy and will be preparing and submitting a fully resourced planning application as soon as the opportunity arises.

**Acres:** 27

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**Number of units:**  
230 homes

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## WEST WAY, ROSSALL, WYRE

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We are promoting circa 27 acres of surplus land at Rossall School to unlock capital required for reinvestment into the school's facilities, to ensure its ongoing viability and exceptional offering to its students. We are promoting the land through the emerging Local Plan for release from the Green Belt and allocation for development, whilst closely monitoring both local and national emerging policy to identify any opportunity for an early planning application, subject to consultation.

**Acres:** 27

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**Number of units:**  
150 homes

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## STAMFORD ROAD, WELDON, NORTH NORTHANTS

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The large site to the east of Corby is being promoted for circa 2,000 new homes which will enable the delivery of a new bypass to unlock congestion and traffic volume through the village of Weldon. We will engage with the Local Plan process in due course. In the meantime we are working closely with the Parish Council and adjoining developers to create a scheme which delivers on local needs to inform a planning application which will be prepared and submitted in due course.

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**Acres:** 200

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**Number of units:**  
2,000 homes

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