

# LANDIMORE PARK

Hardingstone, Northampton

A Development of 750 stunning New Homes

by



## Commercial Local Centre Opportunity

Development Brief

May 2026

# VISION STATEMENT

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## LANDIMORE PARK, HARDINGSTONE:

Homes England and Tilia Homes share a vision of crafting a distinct vibrant and sustainable development which becomes an integral part of the Parish and builds on the existing established residential areas of Hardingstone and Wootton. A healthy and interactive environment offering a high quality of life, a distinctive sense of place and the opportunity to work and play on the doorstep. As people demand more from their environments, this development will offer more. Greater diversity. Greater choice. Greater sense of community.

This new development will be recognised by unique buildings, streets and spaces, providing plenty of housing variety in meeting different levels of affordability.

The provision of high-quality living spaces and key facilities will provide a sense of community and new village character within the Northampton landscape. A central blended core will be the focus for the mixing of land uses, building typologies, height and massing, creating the heart of the development and welcoming residents, visitors and employees alike.

A variance in architectural character areas through considered material choices and detailing will provide both individual identity and navigability through the public realm, presenting an evolving template for future developments to adopt.

The Landimore Park scheme is not simply 'another housing development'. It is the creation of a new suburb, a sustainable environment that places community at the heart of collaborative urban and spatial design. Ultimately, this will be a place to live, work, relax, play and enjoy.



## OUTLINE PLANNING CONSENT: Master plan

The masterplan is established as part of the outline permission on the site (App ref: N/2013/338), and subsequent planning appeal approval notice dated February 2016.

As such, permission is granted for a sustainable urban extension to include up to 1000 dwellings, a local centre with up to 1320m<sup>2</sup> net floorspace of retail, professional and financial services, and restaurants/cafes; up to 375m<sup>2</sup> net for a public house; 2.09ha of land for a two-form entry primary school and up to 750m<sup>2</sup> net for community uses which may include a medical centre, a pharmacy and a community centre.

The masterplan establishes a legible hierarchy of streets and spaces, making positive connections to existing nodal points and the established villages of Hardingstone and Wootton.



## DEVELOPMENT PROGRESS:

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Of the 385 units in Phase 1, 315 have now been completed (211 private sale and 104 affordable), leaving 70 plots remaining. These are forecast for completion over the next 18 months, through to October 2027.

Completions for Phase 2 are currently anticipated to commence in November 2027, with final completion projected for June 2032.

Reserved Matters approval for RM02 (a further 365 units) is targeted for this summer.

In respect of the school, County Education has confirmed it will take the freehold of the community centre.

Construction of both the school and community centre is expected to begin in early 2027, allowing for the school to open in September 2028.

Please find a link below to access drone footage of Phase 1.

[Click here for aerial drone footage of Phase 1](#)



The above is an aerial image of Phase 1 (April 2026), illustrating construction progress, with the local centre parcel now largely surrounded by occupied dwellings

DEVELOPMENT PROGRESS:

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## LOCAL CENTRE: Developer Brief

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Tilia Homes are looking to identify a development Partner to bring forward the Local Centre scheme which is proposed to provide local retail and community facilities to support the development of Landimore Park. This is a key element of the wider Landimore Park SUE development.

The developer will need to demonstrate their experience of delivering similar schemes, their approach to ensuring delivery of a high-quality scheme and the availability of funding to support the site acquisition and delivery of the scheme within a reasonable timeframe.

The Local Centre area is identified in the approved outline planning consent and Master Plan.

It is an integral part of Landimore Park, a core public space within the development that connects the retail, community and school offering, located towards the centre of the site. It is located on the north of Landimore Road, the main spine road through site, immediately opposite the proposed primary school site and community facility, accessed from Newport Pagnell Road, or Sparrowhawk Crescent.

The sites comprise two parcels of land:

- Parcel 1                      Commercial & Retail Uses                      0.46 hectares    (1.14 acres)
- Parcel 2                      Public House, F&B or Retirement Living                      0.33 hectares    (0.85 acres)

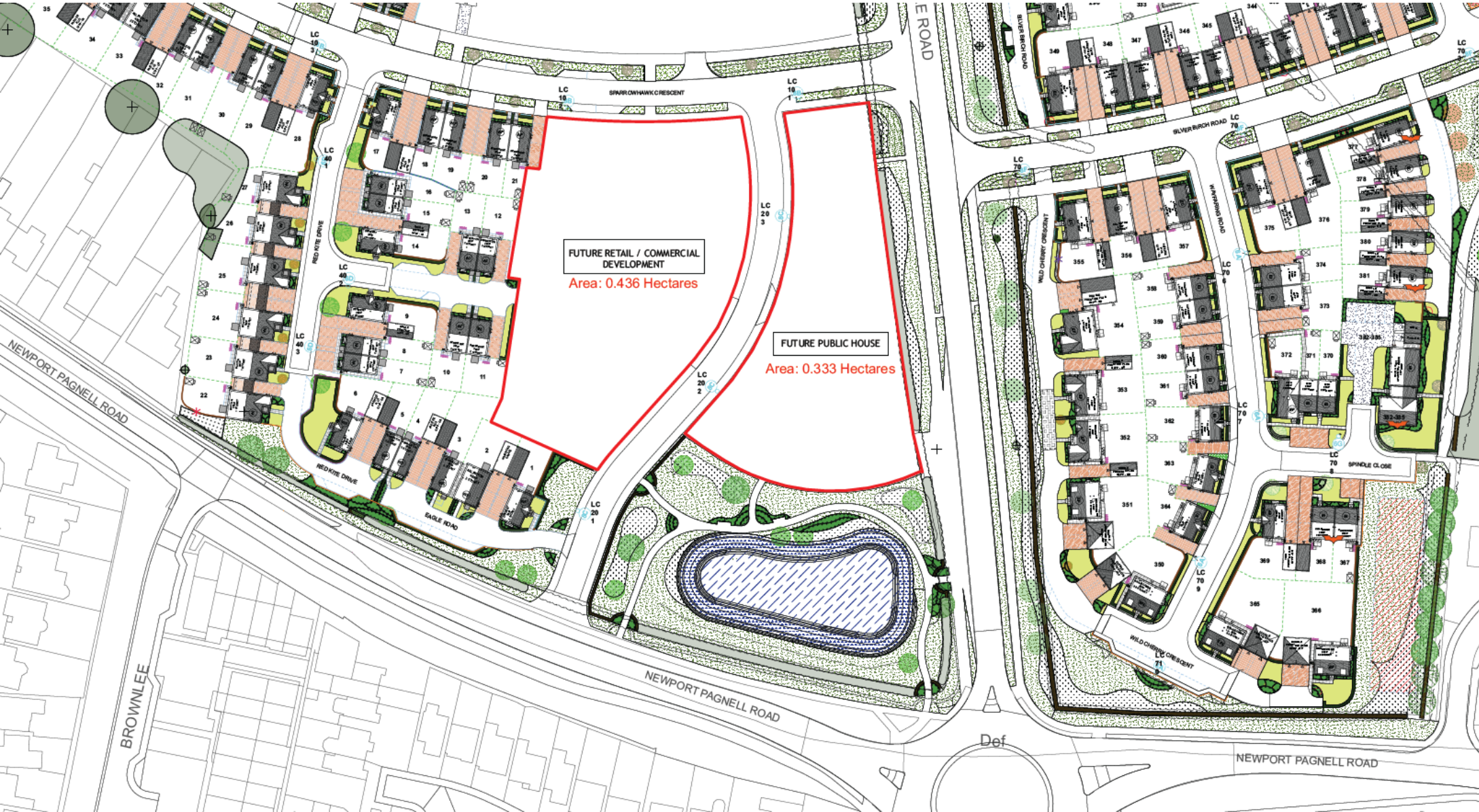
The sites will be **sold freehold** as fully serviced plots, details and service drawings are available in the data room.

The conditions attached to the appeal decision notice granting outline planning permission that are relevant to the layout and content of the Local Centre are also included in the data room.

The delivery of the Local Centre will need to accord with the details approved in conjunction with discharging these planning conditions from experienced local centre providers on the most suitable proposition that will secure the delivery of a high-quality scheme at the heart of the Landimore Parks development.

For the avoidance of doubt the approved mix of uses specifically refer to those uses within the Use Classes Order prior to amendment in September 2020 and are as assessed as part of the Environmental Impact Assessment that supported the outline planning application. The scale and mix of uses are considered to provide suitable facilities to support the new community in this location, without competing with existing retail and community facilities within locality.

# APPROVED PLOT PLAN: Local Centre & Pub (F&B) Site





# OUTLINE PLANNING PERMISSION: Local Centre Condition Requirements

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## Local Centre Masterplan:

The local centre plays a multifaceted role in creating a focus for the community. Its positioning, arrangement and uses also ensure that it plays a fundamental role in connecting existing neighbourhoods with the newly extended settlement.

A key component of the decision-making in this regard is the decision to create a 'space' to the southern end of Landimore Road as opposed to built form. By forming a space at the Landimore Road and Newport Pagnell Road interchange, views into the development are made possible.

This ensures that the community and economic drivers of the local centre are visually and physically accessible to the wider community, aiding legibility for visitors and maximising the potential for successful economic activity for the commercial uses.

## Planning Requirements:

The Commercial site/s are part of a wider masterplan established as part of the outline permission on the site (App ref: N/2013/338), and subsequent planning appeal approved in February 2016. See the link below.

[Click here to access the Planning Application](#)

Each Party must satisfy themselves as to their obligations and pre-commencement conditions as a result of the planning approval and S106 conditions associated with the delivery of the Local Centre and commercial spaces.

A copy of the informal Pre-Application discussion with WNC is in the data room.

## Design Code:

The Landimore Park design code provides more detailed information on the principles of development for the Local Centre and ancillary community uses including guidance on key aspects such as heights and massing, key frontages, and landscaping. There are also guidelines on parking and servicing requirements.

Each party must ensure that the development strategy embraces the design code guidelines.





**TILIA**  
HOMES

## Welcome to Landimore Park

This beautiful collection of two, three, four and five bedroom homes in Hardingstone, on the outskirts of Northampton, offers the perfect base for modern family life. Sympathetically designed to complement the local vernacular and set around attractively landscaped open space, these homes have been built with contemporary style and connectivity in mind, and form the beginning of a desirable new community.



## Education

Landimore Park is situated within minutes of a fantastic selection of local schools that cater for primary, secondary and sixth form students.

### Preston Hedge's Primary School

This large two-form entry primary school is located less than a mile away. It operates with a philosophy of 'fun, creativity and achievement' and has been rated 'Outstanding' by Ofsted.

### Caroline Chisholm School

Positioned within a mile of Landimore Park, this popular primary, secondary and sixth form strives to make learning enjoyable for all students, from reception through to A-Level.

### Northampton College

Offering a wide range of courses and set within state-of-the-art facilities, Northampton College prides itself on being one of the leading colleges in the country.

Although the schools listed above are nearby, we cannot guarantee admission.





## Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

**8**  
min

**Northampton Town Centre**  
3 miles

**27**  
min

**Milton Keynes**  
15.2 miles

**46**  
min

**Royal Leamington Spa**  
37.2 miles



Destinations by train  
Northampton Station

**21**  
min

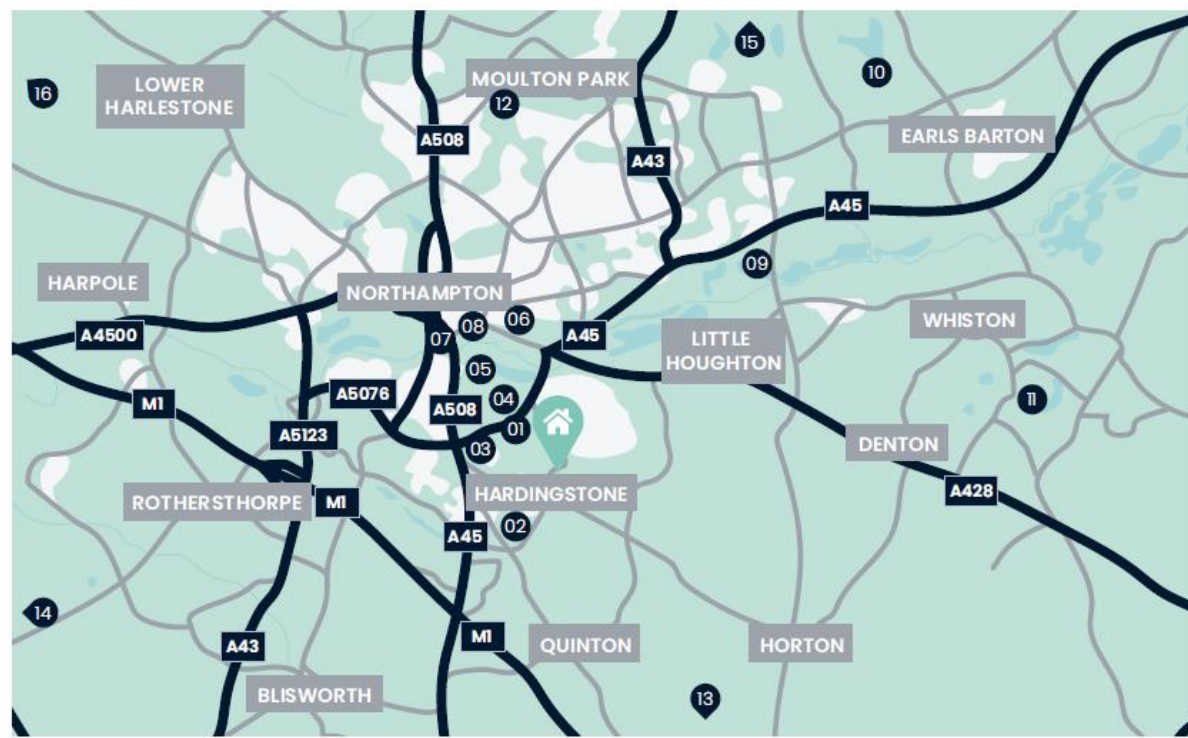
**Rugby**

**55**  
min

**London Euston**

**1 04**  
hr min

**Birmingham**



### Your nearest transport links



Northampton Station



M1



Luton Airport

#### Up to 2 Miles

01. Hardington Pocket Park
02. Wootton Community and Sports Centre
03. Waitrose Supermarket
04. Delapré Golf Centre

#### Up to 5 Miles

05. Delapré Abbey
06. Northampton General Hospital
07. Cultural Quarter
08. St Giles' Street

#### Up to 10 Miles

09. Billing Aquadrome
10. Sywell Country Park
11. Castle Ashby Gardens
12. University of Northampton

#### Up to 25 Miles

13. Milton Keynes
14. National Trust Canons Ashby
15. Kettering
16. Rugby

# LANDIMORE PARK

## Hardingstone, Northampton

### Sales Methodology:

The site will be sold by way of an informal tender with offers to be submitted on Friday 29<sup>th</sup> June 2026 at 12.00pm.

More details on the required tender responses and follow up meetings/presentations will be provided in due course.

### Tenure:

The site will be subject of a build Licence with the freehold interest being transferred by Homes England on completion of the development.

### Existing Wayleaves, Easements and Rights of Way:

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether, or not mentioned in these particulars.

### Inspections:

Viewing of the site is from the roadside, should you wish to walk the site/boundaries, or require further information, then please contact Bray Fox Smith in the first instance.

### Data Room:

Access to a data room and additional site information is available on request

### Site Location:

<https://what3words.com/rational.baths.senses>

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