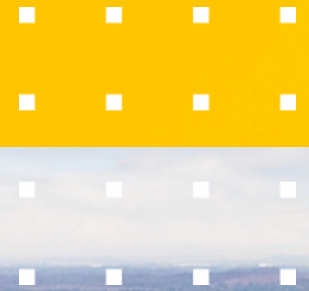


Ashton Green Employment Land

LEICESTER

Prime Strategic Employment Land Opportunity



THE OPPORTUNITY

Ashton Green offers a rare opportunity to secure approximately 55 acres (22 hectares) of prime employment land within one of Leicester's most important urban extension schemes. Located to the north of the city, the site combines scale, profile and accessibility, with outline planning permission already in place and the flexibility to accommodate a wide range of employment uses.

LOCATION

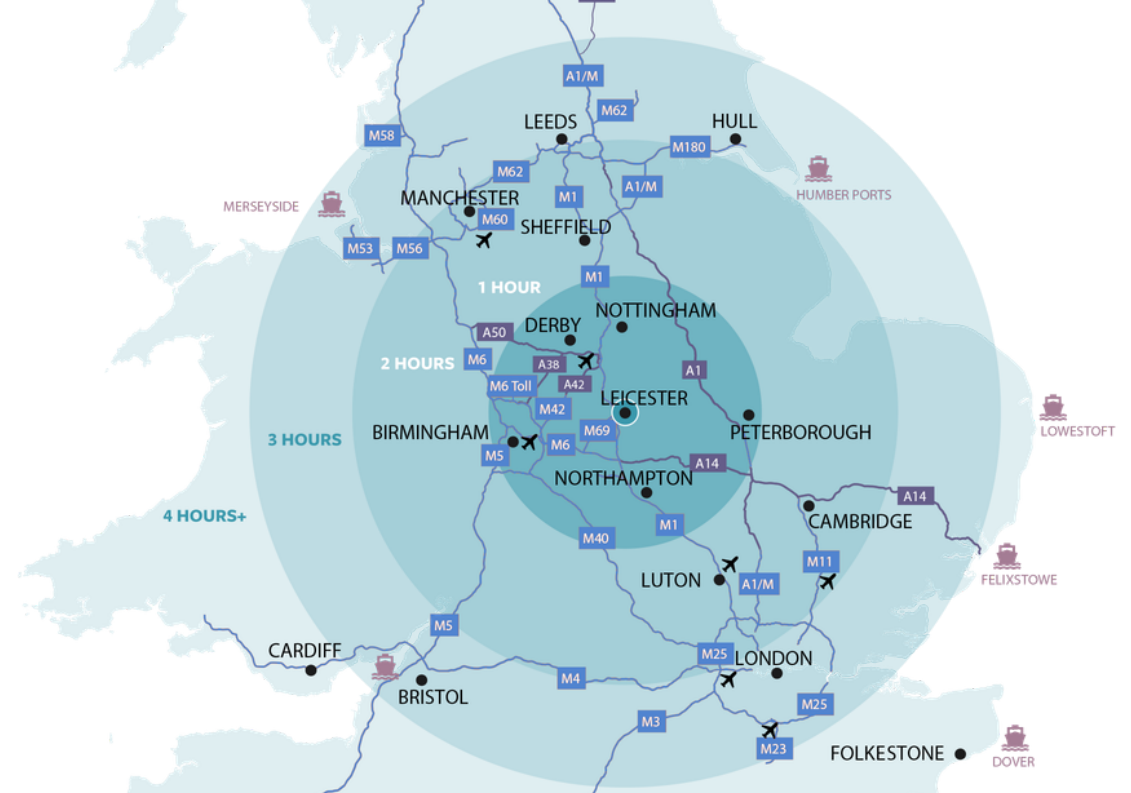
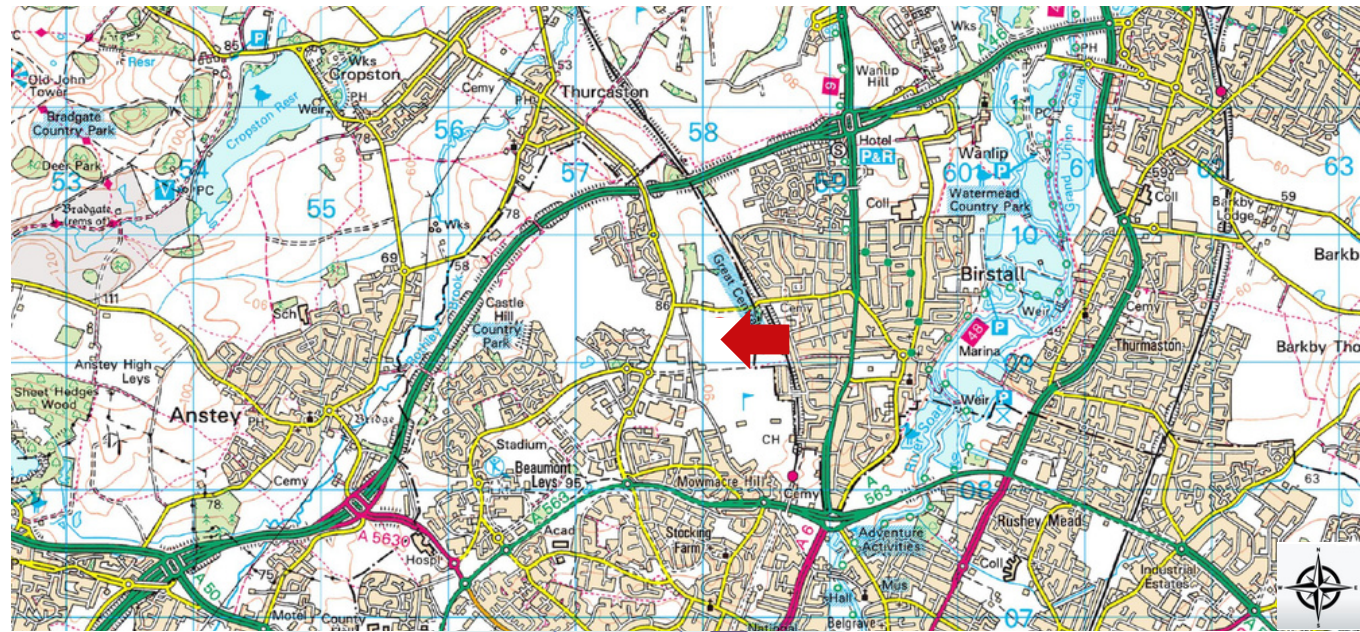
Positioned around 3.5 miles north of Leicester city centre, Ashton Green is exceptionally well connected to the strategic road network, with convenient access to the M1, M69 and A46. Leicester's central location within the UK, together with access to East Midlands Gateway Strategic Rail Freight Terminal, places the site in a strong position to serve local, regional and national markets.

Major Cities/Infrastructure

Major Cities/Infrastructure	Miles (Approx)	Approx Travel Time
M1 J21A	9.1	10 mins
M69/M1 Interchange	10.2	11 mins
Leicester City Centre	3.5	14 mins
Nottingham	23.3	36 mins
Coventry	31.9	41 mins
Birmingham	49.4	50 mins

Transport Hubs

Transport Hubs	Miles (Approx)	Approx Travel Time
East Midlands Airport	15	26 mins
Birmingham Airport	43.2	45 mins
London Heathrow	110	1 hr 50 mins
East Midlands Rail Freight Interchange	21	27 mins
Daventry International Rail Freight Terminal	29.8	31 mins
London Gateway Port	136	2 hrs 25 mins
Felixtowe Port	155	2 hrs 37 mins



SURROUNDING OCCUPIERS

The Site sits within a well-established commercial location, close to major occupiers including Samworth Brothers, PepsiCo, DHL, Trelleborg, Marks Electrical, Viking Office UK Limited, Mertrux Limited, Sweet Cherry Publishing and Walkers. This concentration of established businesses reinforces the strength of the location and its appeal for future development.

THE SITE

Ashton Green forms part of a major sustainable urban extension projected to deliver 3,000 homes, a commercial village centre and 55 acres of employment land. Development is already underway with 375 homes occupied across Phases A and B, planning approval for Phase C and a developer selected for Phases D and E. The wider masterplan provides a strong context for the delivery of high-quality employment space capable of meeting a range of occupier requirements.

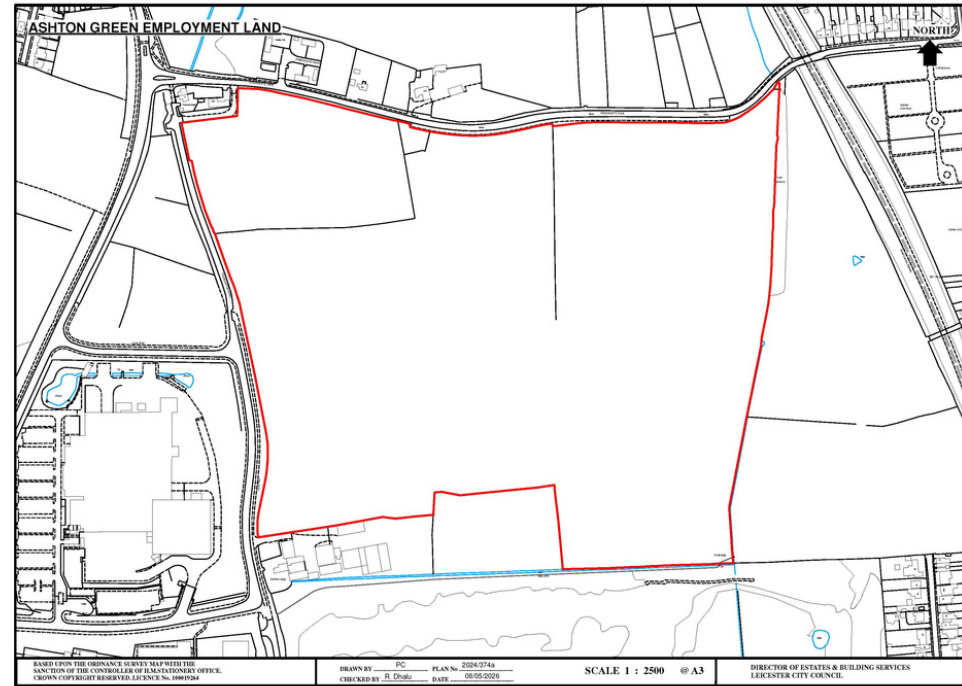
PLANNING

The Majority of the Site benefits from outline planning permission (Ref: 20240895) to include Employment Use Classes Eg (ii) (iii), B2 or B8, providing a clear platform for employment-led development. A small parcel of land at the south-eastern edge of the allocated land has a Local Plan allocation for employment land uses (Policy SL02). The preferred purchaser will be required to secure a planning permission for this parcel.

As landowner of the wider Ashton Green scheme, LCC will meet certain Section 106 obligations. A planning risk register identifying planning responsibilities will be included in the data room.

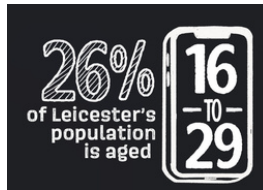
DATA ROOM

Further information will be provided in the data room hosted by Proactis. Please contact the sole agents for data room access.



OPPORTUNITY

This is an opportunity to deliver a landmark employment scheme in one of Leicester's principal growth corridors. The combination of planning status, connectivity, critical mass and proximity to established occupiers creates genuine regional significance and positions Ashton Green to respond to both immediate and longer-term occupational demand.





IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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DISPOSAL

The land will be sold as a whole, expected to be drawn down in phases, with a first land completion date to be before **31 March 2028**. Bidders are required to upload bids and supporting documents to the Proactis Data Room. This will include a completed copy of the bid submission document and the draft heads of terms as part of their offer. Supporting information, including proof of funding and an indicative layout plan will also be required.

VIEWING

The land can be viewed at any time during daylight hours from the highway frontage. Access to the land for viewing purposes is strictly by appointment only.

TENDER PROCESS

Prospective purchasers are invited to submit their bid for the Ashton Green Employment Land as per the tender form.

The tender bid submission requirements are outlined in the Developers Selection document, including the process for assessing and scoring bids. The tender closing date is no later than **Noon on Friday 17 July 2026**.

The tender reference is DN809500. Tenders will be submitted electronically as per the tender form and via the Council's procurement system - Proactis Portal.

Interested parties are required to register their details via the Proactis Portal, receiving access to the tender form and developer information pack via the below link: <https://procontract.due-north.com/Login>

Please note that the Sellers are not obligated to accept the highest offer or indeed any bid submitted during the marketing process.

CONTACT

For further information please contact the sole agents:

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