

# Opportunity to acquire a mixed-use development site at Ashton Green Leicester

EXPRESSIONS OF INTEREST SOUGHT BY NOON 17/10/2025



## THE OPPORTUNITY

- High profile site - 5.6 acres (2.27ha)
- Established location – close proximity to new housing development and principal employment land
- Part of the Ashton Green urban extension – up to 3,000 homes
- Retail and residential opportunity
- Outline planning permission granted
- Situated north of Leicester - 3.5 miles from City Centre

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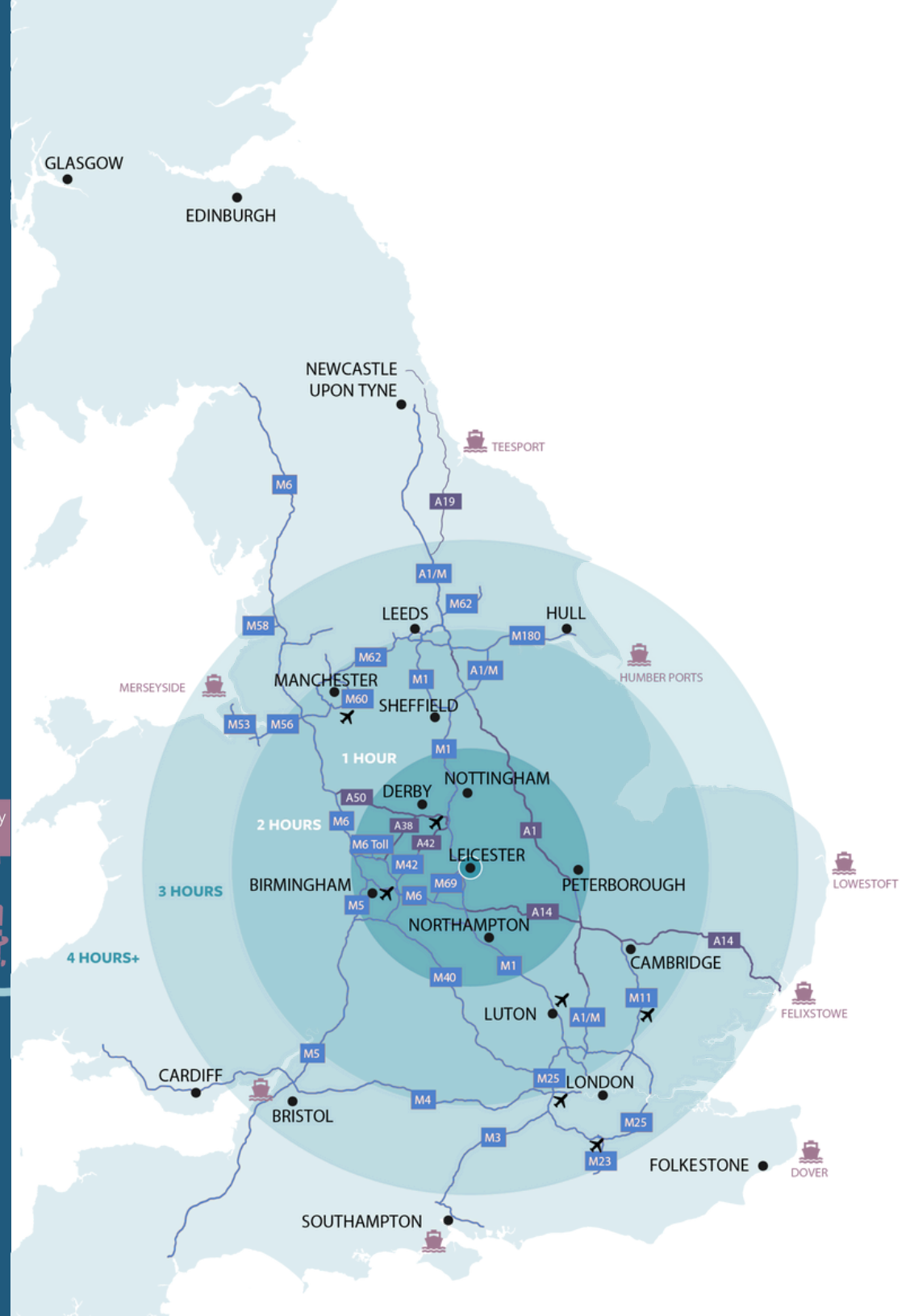
ASHTON  
GREEN





## LOCATION

- Site located at the heart of the Ashton Green urban extension
- Located on Ashton Green Road – excellent road frontage
- Ashton Green Road - main thoroughfare linking to Bennion Road and Beaumont Leys Lane - principal employment location
- Ashton Green site situated North of Leicester, just 3.5 miles from City Centre





## SITE BACKGROUND

Ashton Green is a major sustainable urban extension for Leicester. Projected to have up to 3,000 homes, a commercial village centre and 55 acres (22 ha) of employment land. Development is well underway with around 345 homes already occupied with Phase B currently under construction (245 units already occupied out of 307).

Developers have been selected for Phase C (441 homes proposed) and Phases D & E (560 homes proposed). Future residential phases planned are Phase F (est. 915 homes) and Land East of Ashton Green (est. 670 homes) with a new secondary school planned.

The opportunity outlined in this document is the retail and residential area marked as Phase C2 + C3.



*Map for Illustrative Purposes Only*



## OPPORTUNITY

The future Ashton Green local centre will compliment and be at the heart of the local community. The Ashton Green Design Guide sets out the design requirements for the new development, which aims to ensure that it is sustainable, attractive, accessible and a healthy place to live.

It is expected that the local centre will have a range of shops, in addition to a requirement for a supported living accommodation such as an over 55's facility.

## PLANNING

The latest outline planning consent was approved in January 2025 (ref 20240895) following a S73 application.

The S73 approval specified up to 3,000 sqm gross floorspace for uses in Class E (a-c), up to 2,000 sqm gross floorspace of Class E (d-f) and public house and hot food takeaway uses.

It is expected that at least 30% of the residential units will be affordable, in accordance with the outline planning permission.

As part of the S73 approval (ref 20240895) there is an updated Design Guide for Ashton Green, which interested parties should review.





## SALE PROCESS

Initial expressions are sought in the first instance. Interested parties are advised to complete the Expressions of Interest Questionnaire, which can be found using the [link below](#), and on the Invest in Leicester website.

## ENQUIRIES

The land can be viewed at any time during daylight hours from the highway frontage. Access to the land for viewing purposes strictly by appointment only. The Vendors do not accept responsibility for the health and safety of individuals on the site.



**Geoff Mee**, Programme Manager



**0116 454 2975**



[ashtongreen@leicester.gov.uk](mailto:ashtongreen@leicester.gov.uk)



**James Grant**, Senior Development Manager



**0116 454 2340**



[ashtongreen@leicester.gov.uk](mailto:ashtongreen@leicester.gov.uk)



**Reece Dhalu**, Project Officer



**0116 454 6025**



[ashtongreen@leicester.gov.uk](mailto:ashtongreen@leicester.gov.uk)



[Expression of  
Interest  
Questionnaire](#)