

# Prime Employment Land Opportunity at Ashton Green

Rare opportunity to acquire 55 acres (22 ha) of prime greenfield employment land

EXPRESSIONS OF INTEREST SOUGHT BY NOON 14/03/2025



## THE OPPORTUNITY

- High Profile Site
- Established Employment Location
- Situated North of Leicester - 3.5 miles from City Centre
- Easy access to major motorways (M1, M69) and bypasses (A46)
- Outline planning permission granted

Invest in  
Leicester



ASHTON  
GREEN

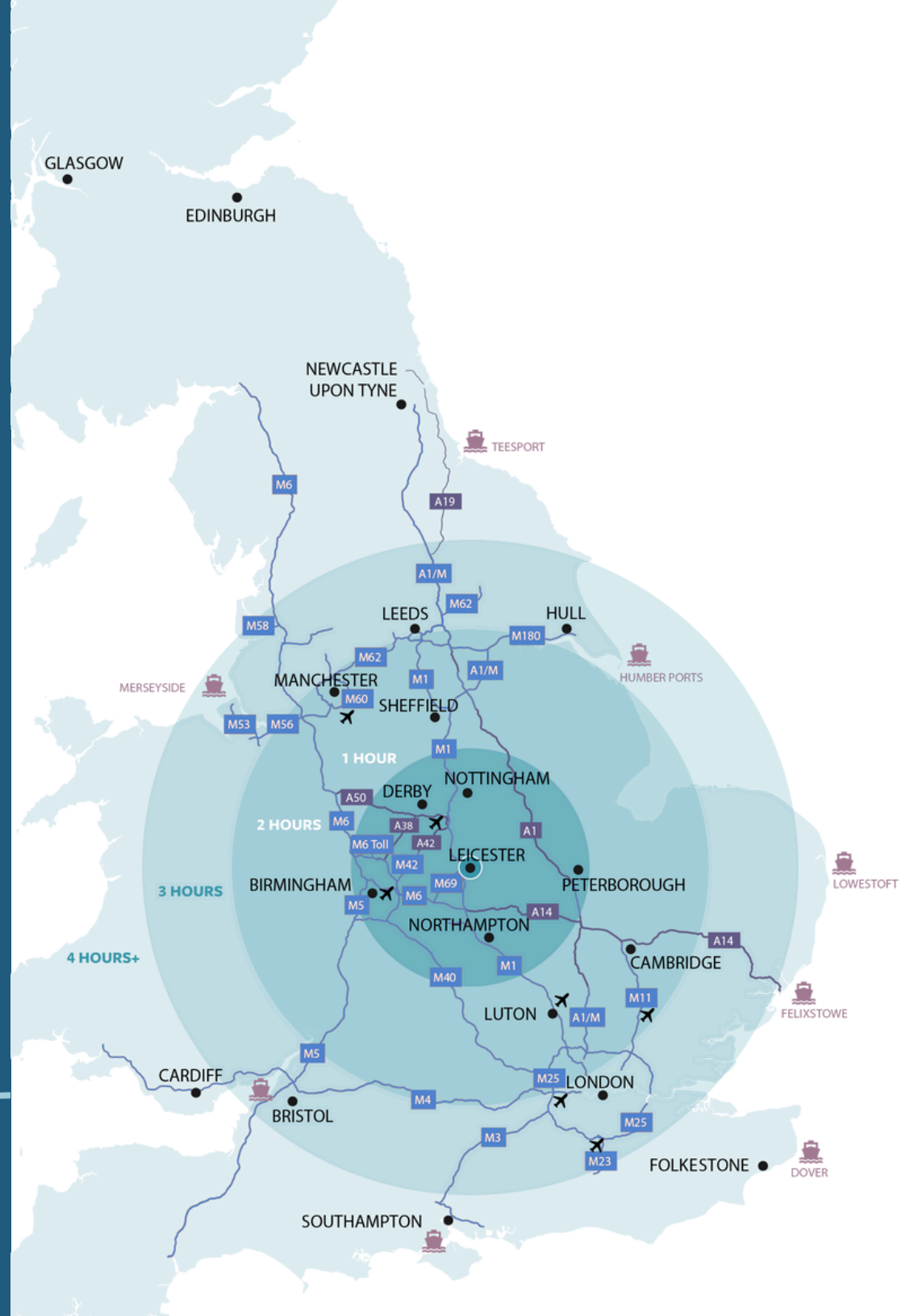


Leicester  
City Council



## LOCATION

- Leicester is centrally located within the UK allowing ease and speed of travel between major global cities
- One hour to London by rail, and mainland Europe within 4 hours
- The East Midlands Gateway Strategic Rail Freight Terminal provides direct access to the UK's network of Rail Freight Interchanges and all major UK ports
- Access to 98% of the UK population within 4 hours' drive
- Ashton Green site situated North of Leicester, just 3.5 miles from City Centre
- Easy access to major motorways (M1, M69) and bypasses (A46)





## SITE BACKGROUND

Ashton Green is a major sustainable urban extension for Leicester. Projected to have 3,000 homes, a commercial village centre and 55 acres (22 ha) of employment land. Development is well underway with around 265 homes occupied (Phases A&B), a developer appointed for Phase C, and the tender process for Phases D&E underway. Ashton Green is in a superb location with good access to the city centre, the strategic road network, and within easy reach of some of the county's finest countryside and villages. There are a number of established businesses operating in close proximity to the Ashton Green site. These include Samworth Brothers , PepsiCo, DHL, Trelleborg, Marks Electrical, Viking Office UK Limited, Mertrux Limited, Sweet Cherry Publishing & Walkers.





## OPPORTUNITY

The site provides an excellent opportunity for developers and/or owner occupiers to acquire a site that can accommodate and meet a number of employment requirements with smaller to larger sized units. Excellent potential to meet local and regional requirements.





## SALE PROCESS

Initial expressions are sought in the first instance. Interested parties are advised to complete the Expressions of Interest Form on the Invest in Leicester website:- [Ashton Green - Invest in Leicester](#). Following the submission of the Expressions of Interest, suitable parties will be invited to submit offers in due course.

## ENQUIRIES

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. The Vendors do not accept responsibility for the health and safety of individuals on the site. To arrange a viewing, please contact:



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[Expression of Interest Questionnaire](#)