

STRATEGIC LAND

INFORMATION DOSSIER

PLANNING | INFRASTRUCTURE | SITE CONTEXT

SITE INFORMATION

FIVE-PAGE
SUMMARY



STANWICK

STRATEGIC LAND INVESTMENT OPPORTUNITY

North Northamptonshire

PRIME LOCATION	SIGNIFICANT SCALE	LONG TERM VALUE	FLEXIBLE DELIVERY	SUSTAINABLE FUTURE
Strategic regional setting	Approx. 15.4 acres	Promotion and investment opportunity	Phased or comprehensive strategy	Evidence-led long-term growth

PLANNING & STRATEGIC POSITION

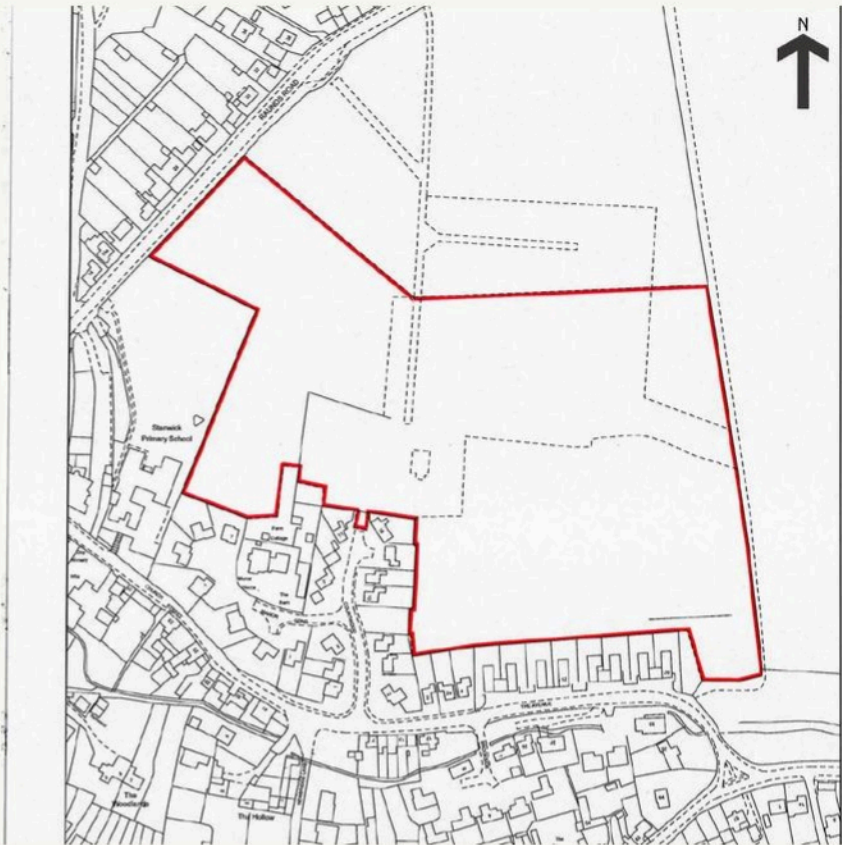
PLANNING OVERVIEW

Land east of Raunds Road, Stanwick is a strategically positioned settlement-edge landholding. The site is being actively promoted through the Local Plan and HELAA process, supported by professional planning representation and a controlled long-term value strategy.

PLANNING TIMELINE

- 1 Local Plan Strategy**
Active promotion through North Northamptonshire plan-making.
- 2 HELAA Promotion**
Current submission identifies HELAA Site 243.
- 3 Representation**
ET Planning submitted formal representation on 1 July 2026.
- 4 Future Allocation**
Potential plan inclusion subject to policy and evidence.

PLANNING CONTEXT PLAN



SITE FACTS

LOCATION	Stanwick, North Northamptonshire
SITE AREA	Approx. 15.4 acres
OWNERSHIP	Private ownership
CURRENT USE	Agricultural
PLANNING STATUS	Strategic Promotion Opportunity
ACCESS	Raunds Road context

PLANNING OPPORTUNITIES

- Logical settlement-edge position.
- Active professional planning promotion.
- Potential residential-led allocation.
- Long-term value through evidence-led promotion.

INFRASTRUCTURE & CONNECTIVITY

ROAD CONNECTIVITY

- Direct relationship with Raunds Road.
- Regional links towards Raunds, Rushden and the A45.

RAIL CONNECTIVITY

- Regional stations accessible through the wider network.

UTILITIES

- Water, wastewater, drainage and power require formal confirmation.

DIGITAL INFRASTRUCTURE

- Local fibre and mobile context to be assessed.

STRATEGIC CONTEXT MAP



POWER NETWORK ASSESSMENT

Electrical and utility context is relevant to the site, but capacity, route, cost and timing remain subject to formal provider enquiries.

REFERENCE	STATUS	NOTE
Local DNO context	Formal enquiry required	To confirm
Connection feasibility	Not secured	-
Technical position	Utilities workstream required	-

INFRASTRUCTURE SCORECARD

Road Connectivity	★★★★☆
Rail Connectivity	★★★★☆
Utilities Availability	★★★★☆
Digital Infrastructure	★★★★☆
OVERALL RATING	★★★★☆

INVESTMENT CASE

WHY THIS SITE?

- Strong settlement-edge opportunity.
- Planning representation already submitted.
- Potential to support residential growth.
- Attractive to housebuilders and promoters.
- Logical addition to the portfolio.

TARGET INVESTORS

- National Housebuilders
- Strategic Land Promoters
- Institutional Investors
- Infrastructure Investors
- Regional Development Capital

INVESTMENT SCORECARD

Strategic Location	★★★★☆
Accessibility	★★★★☆
Site Scale	★★★★☆
Planning Potential	★★★★☆
Infrastructure	★★★★☆
Long-Term Value	★★★★☆
OVERALL INVESTMENT RATING	★★★★★

SWOT ANALYSIS

STRENGTHS

- Settlement-edge location
- Active planning promotion
- Residential potential

WEAKNESSES

- Technical work required
- Overage issue
- No secured allocation

OPPORTUNITIES

- Future allocation
- Phased development
- Policy-led growth

THREATS

- Infrastructure constraints
- Legal overage position
- Policy change

DELIVERY STRATEGY & NEXT STEPS

PLANNING PROMOTION ROADMAP



TECHNICAL WORK PROGRAMME

- Topographical survey
- Environmental assessment
- Landscape & visual appraisal
- Flood risk assessment
- Transport & access appraisal

COMMERCIAL ENGAGEMENT STRATEGY

- Engage selected housebuilders
- Dialogue with promoters and investors
- Explore phased land strategy
- Maintain controlled disclosure

RECOMMENDED NEXT STEPS

- Confirm legal instructions
- Update technical programme
- Engage stakeholders
- Continue Local Plan promotion
- Report progress

PROFESSIONAL NOTICE

This document is provided for general information only. Plans are indicative and not to scale. Any development potential remains subject to planning permission, technical assessment and statutory consents. No representation or warranty is given as to completeness or accuracy.

STANWICK
PROJECT INFORMATION DOSSIER
North Northamptonshire

DOCUMENT CODE
SITE-STW-2026

EDITION
NEUTRAL

STATUS
PUBLIC INFORMATION