

Clanway Farm is located to the north of Tunstall town centre in the Stoke-on-Trent conurbation, Staffordshire.

In 2001, Lands Improvement acquired the 56 acre site from Lafarge Aggregates as part of a mixed portfolio of 19 brownfield sites.



The land at Clanway Farm had previously been worked for the excavation of calcium-rich marl which was used, amongst other things, in the production of the famous local earthenware.

In 2003, the site received Reserved Matters approval for 395 houses.

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2006 saw the commencement of site infrastructure works. This was run in conjunction with Stoke City Council constructing the adjacent Tunstall Northern Bypass. The £5 million infrastructure contract, let by LIH, involved treatment and remediation of a large number

of mine shafts, adits, substantial earth moving, construction of the spur road and roundabout and provision of mains services.

The main access route to the Clanway Farm development is via the new Tunstall Northern Bypass. Lands Improvement foresaw benefit in both schemes running together and appointed Birse Civils, by negotiated contract, which allowed the site works to be carried out in conjunction with the bypass construction, so bringing forward residential development earlier.





Bloor Homes purchased the residential element of the site in 2007 with the intention of building approx. 400 houses. The site will comprise a mix of apartments, semi-detached, detached and mews houses. Reclamation works were completed in 2008 and, in 2009, Bloor Homes North West commenced the first phase of house building.

The £12 million Tunstall Northern Bypass was opened to the public in August 2008. As well as providing essential access to Clanway Farm it has reduced heavy traffic through Tunstall and Burslem town centres.

In addition to housing, the development includes large areas of public open space, a convenience store, shopping parade and a public house/restaurant.

Lands Improvement retained 2 acres of land between the residential development area and the Tunstall Northern Bypass. This area has been identified as the commercial element of the scheme and in 2010, detailed Planning Permission was granted for a public house on part of this site. The site is serviced and ready for development.

