

Hollins Road, Walsden OL14 8BJ

Canal side residential development opportunity.

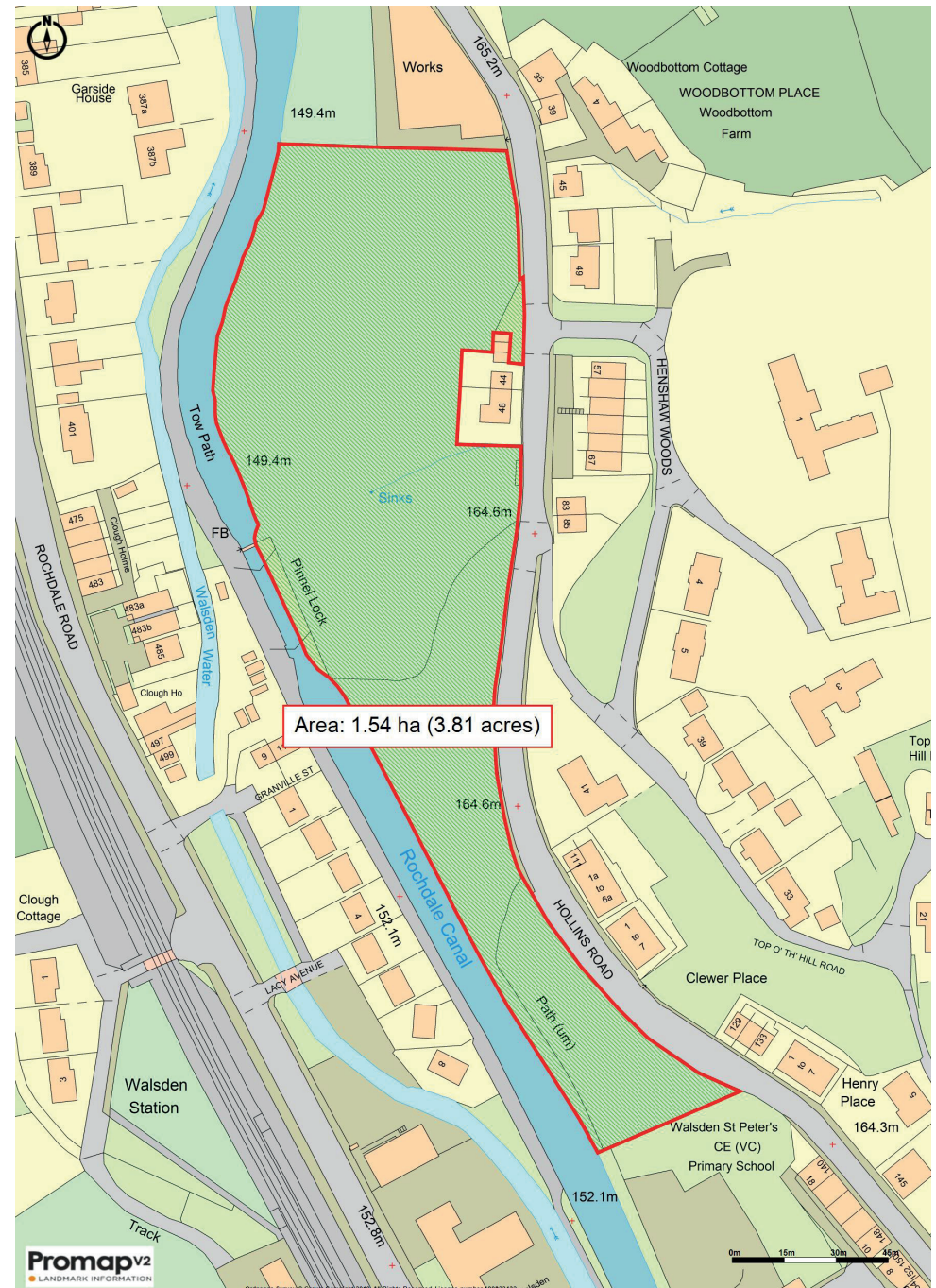
The opportunity.

Land adjacent to 46-48 Hollins Road,
Walsden, OL14 8BJ

A unique residential development opportunity in an attractive waterside location, with views over the Calder Valley and conveniently located on the Leeds, Manchester commuter line.

The greenfield site, which extends to approximately 3.8 acres (1.52 hectares) offers an opportunity to create a canal-side housing development (subject to planning consent) in an attractive village setting a few minutes' walking distance from Walsden rail station, from which Manchester city centre can be reached in approximately 30 minutes.

It benefits from an elevated position providing views over the valley and is adjacent to mature woodland on one side and the Rochdale Canal on another. The site is within the broad Primary Housing Area in the local authority's adopted plan and is allocated for housing in the authority's emerging plan.



Location

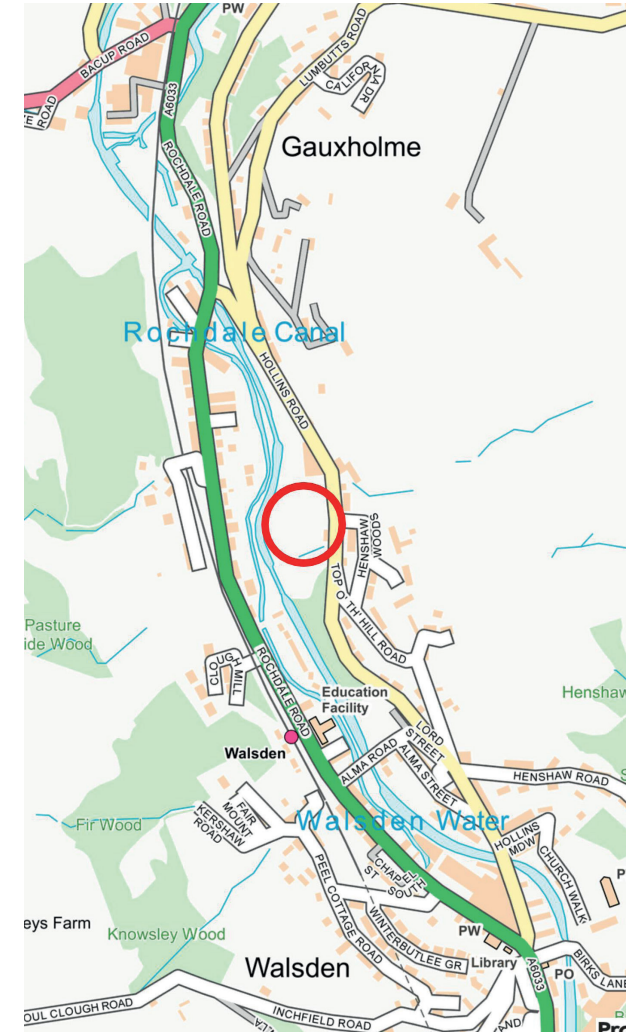
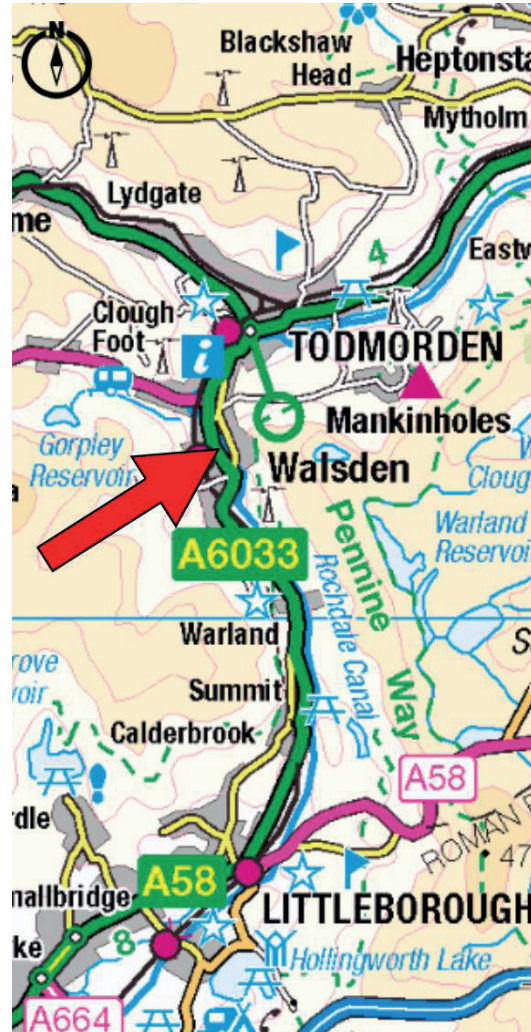
The property lies within the village of Walsden, which is approximately 1.5 miles south of Todmorden and 4 miles north of Littleborough. It is bounded by Hollins Road to the east and the Rochdale canal to the west. To the northern boundary is an area of trees and a neighbouring mill building and at the south of the site is an area of mature woodland which runs alongside the canal. Walsden train station is within 500m and can be accessed via a footbridge across one of two locks close by, which leads straight onto the canal towpath. From here there are regular services to the north and south, taking approximately 30 minutes to reach Manchester Victoria, whilst Hebden Bridge is approximately a 15 minute journey. Leeds can be reached in around 1 hour. Hollins Road also leads directly onto the A6033 Rochdale Road, making it an extremely sustainable location in terms transport access.

Planning

The property is a greenfield site, within the broad Primary Housing Area in the local authority's adopted plan and is allocated for housing (up to 46 units) in the authority's emerging plan, which is due for adoption in spring 2020. It has been subject to the following relevant planning applications over recent years:

1. 91/02192/FUL – Residential development (21 Dwellings) – Appeal allowed 14th September 1992; and
2. 97/01021/REN – Renewal of permission 91/02192/FUL – Appeal allowed 21st July 2011 following Appeals in the High Court.

We are of the opinion that the site has good potential for obtaining a favourable planning consent for residential development. The vendor has recently sought pre-application advice from Calderdale Council with regard to a residential development on the site, the response to which can be provided upon request. Also available is a supporting planning brief prepared by ELG planning consultants, which further supports the principle of residential development on the property. To support these documents an intrusive site investigation and ecology report have been completed and are available to interested parties.





Calderdale Valley

Located in West Yorkshire, Calderdale is the southernmost of the Yorkshire Dales and part of the beautiful South Pennines area of river valleys, moorland and hill country. The area provides a great balance of heritage, open landscapes, amenities and good transport links which all make for an attractive place to call home. Calderdale is easily accessible via major routes, making it a popular location for commuting either side of the Pennines towards Leeds or Manchester. The Rochdale Canal, which runs alongside the boundary of the property, provides recreational opportunities such as fishing, walking and cycling and helps ensure the protection of the heritage of the area. The property is close to local schools with a number of Ofsted 'Good' rated primary and secondary schools within a 3 mile radius.



30 mins

Manchester
Victoria



1 hour

Leeds



20 mins

M62 Motorway



50 mins

Manchester
Airport



Further information.



Method of Sale

The opportunity is being offered for sale by private treaty, however the vendor reserves the right to conclude the sale via informal tender. Offers are invited for the Freehold interest.

VAT

VAT will be applicable.

Legal Fees

Each party to be responsible for their own legal costs.

Services

Interest parties should make their own enquiries regarding services to the site.

Viewings

The site can be viewed freely from the public highway. Prospective purchasers should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability

Tenure

The site is being sold Freehold and full title documents can be found in the dataroom.

Further Information

Further information including technical pack, planning details, and title information is made available via a dedicated online data room, login details for which can be made available upon request.

Contact us.

Tim Mather

T: +44 113 297 1840

tim.mather@knightfrank.com

Tearle Phelan

T: +44 114 241 3913

tearle.phelan@knightfrank.com

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