

Land at Hollins Road, Walsden, Todmorden

OL14 6PG

Canal side residential development opportunity

The opportunity.

**Greenfield land adjacent to 46-48 Hollins Road,
Walsden, OL14 6PG**

A unique residential development opportunity in an attractive waterside location, with views over the Calder Valley and conveniently located on the Manchester, Leeds commuter rail line. Potential for circa 40 dwellings

Guide Price: £1m

The greenfield site, which extends to approximately 3.8 acres (1.52ha) 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.

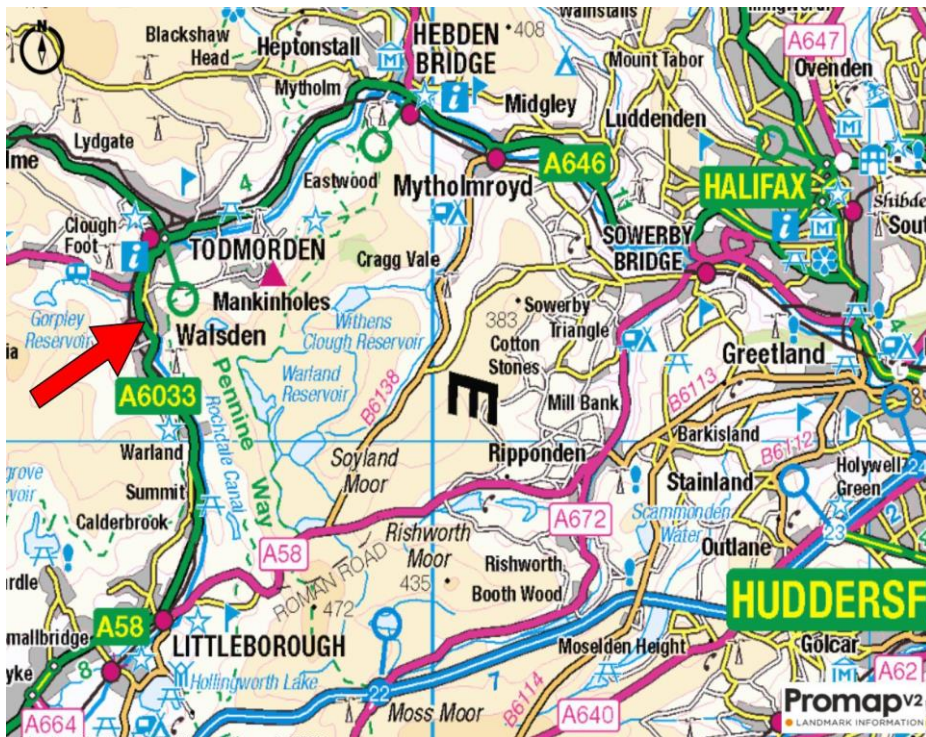


Location

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. Todmorden is a 12 minute bus ride or 5 minute drive with Hebden Bridge a further 10 minutes by car up the valley. Rochdale is approximately 8 miles south and 15 minutes by train.

Hollins Road also leads directly onto the A6033 Rochdale Road, where regular bus services run up and down the Calder valley, making it an extremely sustainable location in terms transport access.



Town 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 early 2022. It has been subject to the following relevant planning applications over recent years:

91/02192/FUL – Residential development (21 Dwellings) - Appeal allowed 14th September 1992; and

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.

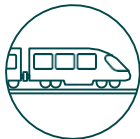
Todmorden & The Calder Valley

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. Todmorden was recently listed in the top ten towns in the north in this years' Sunday Times Best Places to Live guide, referencing it's alternative community spirit, beautiful scenery, alongside air quality, green spaces and culture.

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



35 mins
Halifax



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 on a subject to planning basis for the freehold interest, with a guide price of £1m

VAT

VAT will be applicable at the prevailing rates and payable accordingly.

Legal Fees

Each party to be responsible for their own legal costs

Services

Interested 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 dataroom, access to which can be made available upon request.

Contact us.

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