

**NORTHERN
LAND AGENCY**

LAND FOR SALE

STATION ROAD, BIRCH VALE, HIGH PEAK, **SK22 1BR**



**Approx.
18.78 ACRES
TOTAL AREA**

LOCATION

The site is located on the edge of the peak district with close proximity to local services and visitor attractions.

Road access is provided by the Hayfield and New Mills Road which leads to the A6 and the wider motorway network beyond. The site has good rail links both locally at New Mills and linking to the strategic network.

Frequent bus services connect the village to nearby towns and attractions, making it a well-connected attractive location.



CONNECTIVITY



Birch Vale is served by regular bus routes connecting it to nearby towns.



Both New Mills Central (on the Hope Valley Line) and New Mills Newtown (on the Manchester-Buxton Line) provide access to local and regional train services. From New Mills, passengers can access longer-distance services to cities such as Sheffield, Birmingham, and London via connections at Manchester.



Birch Vale is situated along the **Hayfield Road (A6015)**, which connects the village to nearby towns such as Hayfield and New Mills. These roads provide a direct route to the local services and attractions in the surrounding area. The A6015 links to the **A6** at New Mills, a major route connecting Buxton to Manchester, providing access to larger towns and cities. From the A6 access to the **M60** motorway provides connectivity to the national motorway network.

STATION ROAD BIRCH VALE HIGH PEAK SK22 1BR



**TOTAL SITE
AREA OF APPROX.
18.78
ACRES**

River Sett Reservoir

DESCRIPTION

The site, which is held within title numbers DY250110 and DY181781 extends to a total of 7.6 ha. The site is part previously developed land and part of Green Belt as denoted on the plan. Approximately 4.4 ha is allocated for residential and employment uses within the local plan. This brownfield element is part occupied by DOW Chemicals although they are no longer in occupation. These existing buildings consist of approximately 6,329 sq m space and associated hardstanding as well as surrounding landscape areas.

A reservoir is located to the east of the allocation with a public right of way running from north to south between the reservoir and the allocation. A fishing club currently enjoys access to part of this land,

An additional parcel of land is located to the north of the River Sett which is mainly occupied by a disused mill. This land is also immediately adjacent to, but not within the allocation. It is not greenbelt.



PLANNING

The site is allocated within the current local plan for residential development (100 units) and ancillary employment uses. Positive discussions have been ongoing between the land owner and the local authority for some time which has resulted in the production of the shown landscape and master plan for the site and its surroundings. This masterplan envisages the development of the site for 114 residential units and the conversion of the old mill to the north of the River Sett for employment related uses in accordance with the allocation.

A planning summary note is contained within the data portal and further planning enquiries should be directed through Richard Barton at AshtonHale

Richard.barton@ashtonhale.co.uk

DATA ROOM

A data room has been created to cover all planning, site and technical information available together with an agreed remediation strategy. Access to this data room is provided on request.





**FURTHER
INFORMATION**

All technical information is available from the data room. Access to this data room is provided on request.

MARKETING PROCESS

Offers are being invited on a conditional and unconditional basis.
The site is brought to the market by sole agents, Northern Land Agency.
All enquiries should be directed to:

John Dunlop

john@northernlandagency.co.uk
07967 635001

Steven Verity

steven@northernlandagency.co.uk
07768 951312

VAT

The site is elected for VAT.

Tom Merrills

tom@northernlandagency.co.uk
07920 446819



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