



For Sale

Land at Former 'East Lancs Paper Mill', Cross Lane, Radcliffe, Bury, M26 2PS

- Long Leasehold Development Opportunity for affordable housing, PRS or over-55 accommodation
- Readily developable site in an established residential area
- 250m walk to Radcliffe Metrolink
- Developable Area Approximately 0.44 ha (1.09 acres)
- Final and Best Bids 1.00pm Tuesday 12th January 2021



Overview

Homes England are inviting offers for a 0.44 ha residential development site which is part of the former 'East Lancs Paper Mill', Radcliffe.

The subject site benefits from excellent public transport links with close proximity to Radcliffe Metrolink and the town centre.

Location

The Site is located to the south of Cross Lane, Radcliffe and is only 250m walk to Radcliffe Metrolink. The site is located in an established residential area adjacent to Festival Gardens Park. The local area is well served by local schools, shops and amenity including Radcliffe Leisure Centre and Swimming Pool which is 400m to the west of the site.

Radcliffe lies 4km to the south west of Bury, 8km to the south east of Bolton and 10km north west of Manchester city centre.

Description

The site is generally flat and irregular shaped and is bound by Cross Lane, Cock Clod Street and Rectory Lane. The wider site was formally occupied by a large paper manufacturing mill, which has since been demolished. The majority of buildings and structures on the site were demolished in 2005. Since then the site has been vacant.

There are some leisure facilities which remain on the wider site, which were once associated with the East Lancashire Paper Mill, such as the cricket pitch and clubhouse.

Planning

Outline planning permission was granted on 19th December 2018 for 'Outline application for up to 400 residential dwellings including details of vehicular access (all other matters reserved) and associated works including relocation of cricket pitch, including a pavilion, provision of open space and sports facilities and demolition of existing building and structures' (Application Reference No. 62969).

Due to the significant site wide pre-commencement conditions, we are requesting that developers proceed on the basis of a new detailed planning application. The principle of residential development has been established and interested parties should make their own enquiries with the planning department at Bury Council.

Within the outline masterplan (extract shown above), the subject site was shown as having potential for circa 20-25no. dwellings with a mix of apartments and houses with a desire to provide a focal point building on the corner of Cock Clod Street and Cross Lane / Spring Lane. (The land edged purple comprises underground tanks and can therefore can only be used for car parking or Public Open Space.

Title

The title is a part long leasehold, part freehold with parts of the title that are also subject to underleases to private dwellings.

Consequently, Homes England will not accept offers that rely upon open market sales and development will be restricted to tenures that include affordable housing, PRS and over 55 accommodation.

The net developable area is shown edged red in the plan overleaf and a full report on title is available in the online data room.

Bid Requirements

Developers must submit their offer in the Bid Template provided in the Data Room which is to be emailed to: tenders@homesengland.gov.uk Submissions must address the requirements of Section 7 of the Invitation to Tender including the proposed layout, 'Building for a Healthy Life' self assessment, Planning Statement and development programme.

Offers area are to be submitted no later than **1.00pm on Tuesday 12th January 2021.**

Viewing

Viewing is strictly by appointment with the sole agents

Further Information

Access to the online data room is available upon written request from:

Kieran McLaughlin

JLL

Kieran.Mclaughlin@eu.jll.com

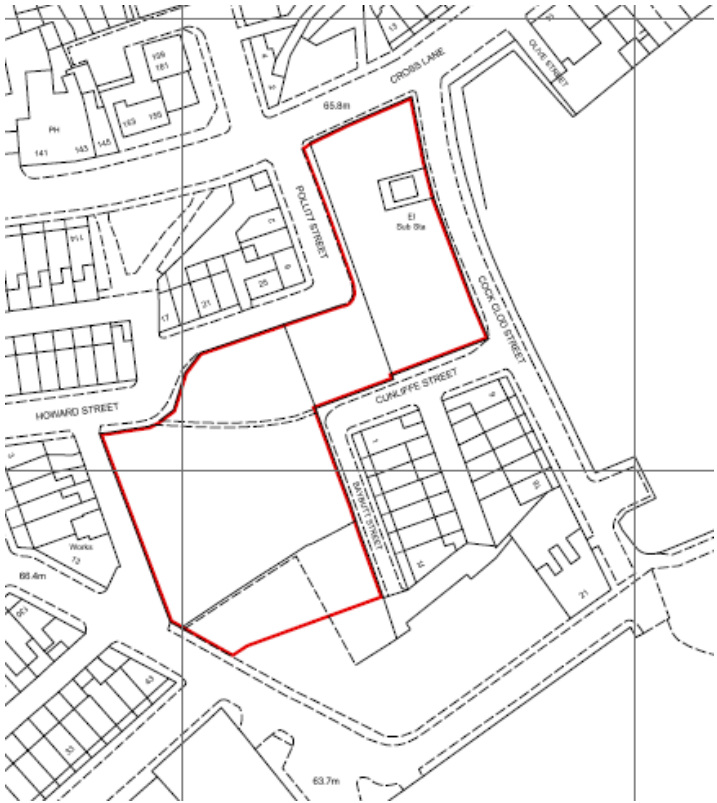
Mob: 07921 941364

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Developable Area



Masterplan



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