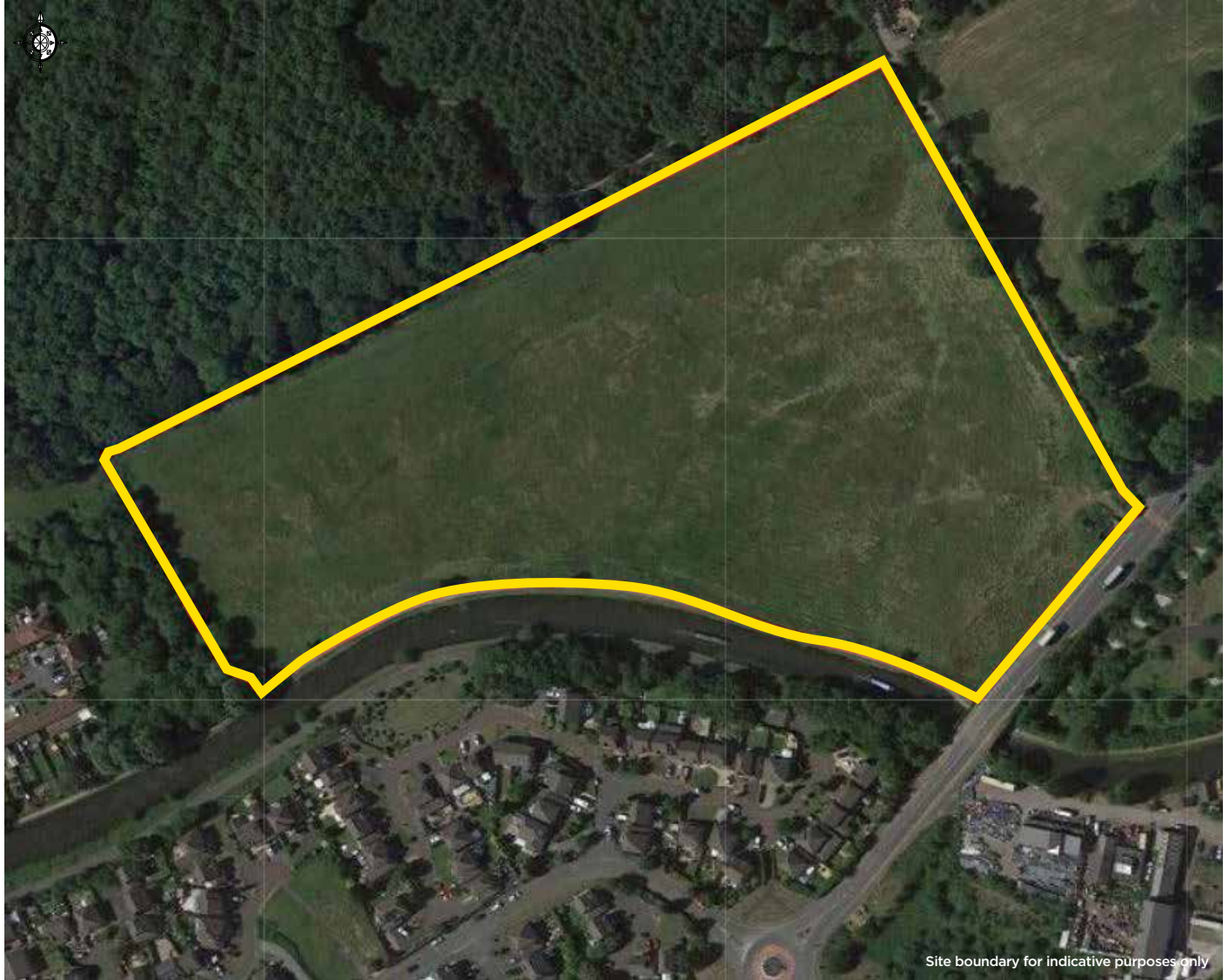


LAND TO THE WEST OF BELL LANE

Clayton-le-Moors, BB5 5WB



Key Highlights

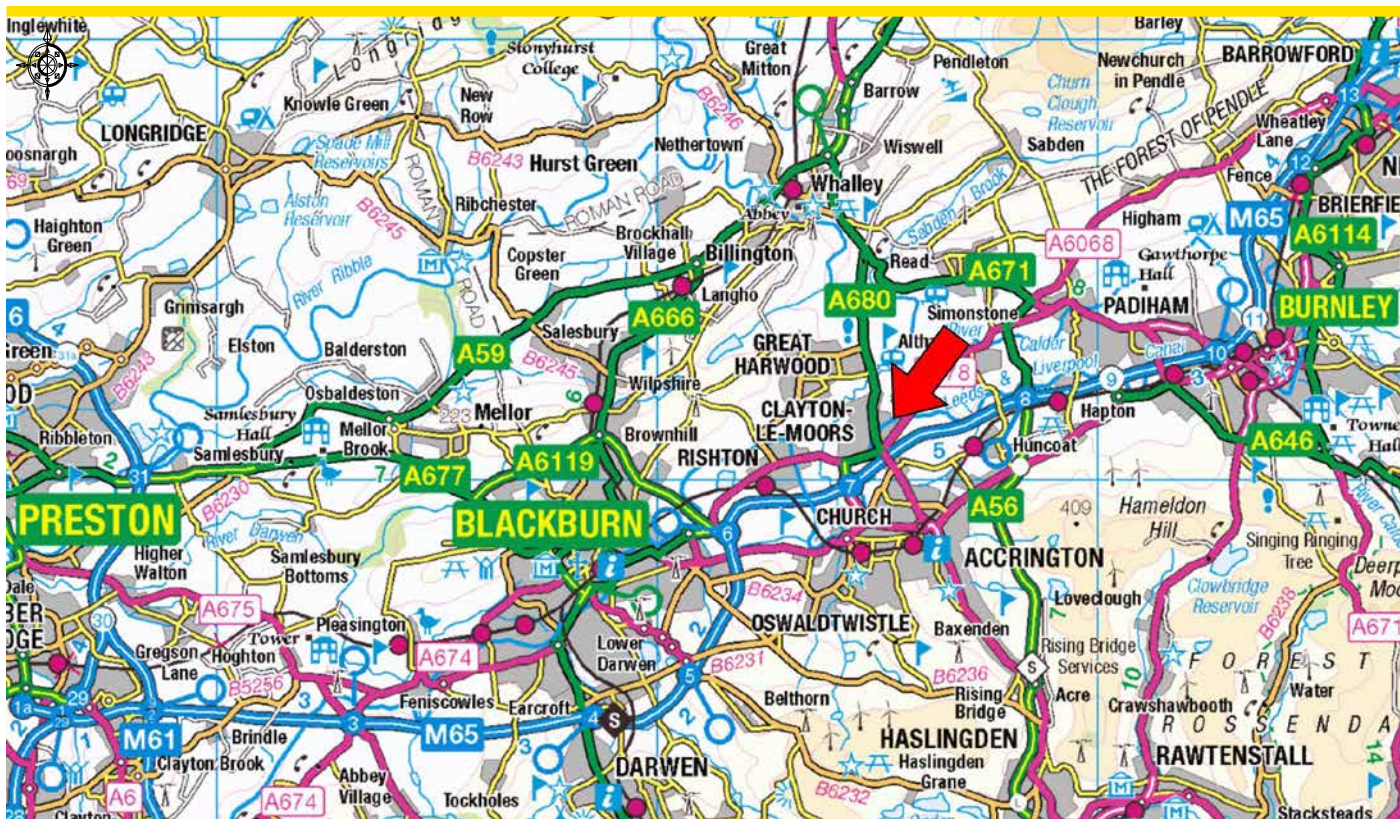
- Strategic promotion opportunity
- Extends to approximately 13.7ac
- Predominantly flat greenfield land
- Hyndburn Borough Council currently preparing Local Plan documents
- The site has been assessed favourably by the Council for its development potential

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Location and Description

The subject land is situated to the east of Clayton-le-Moors, a township of Accrington and within the borough of Hyndburn, Lancashire. The site is positioned to the north of the Leeds-Liverpool Canal, the A678 (Burnley Road) and Bell Lane form the eastern boundary, with a thick parcel of Council-owned woodland providing the northern and western boundaries. The land comprises grazing land and is predominantly flat. The site is fairly regular in shape and extends to approximately 13.76ac.

Clayton-le-Moors is located approximately 6.2 miles northeast of Blackburn, 7 miles southwest of Burnley and 2.5 miles north of Accrington. It has good road communications with easy access to the A678 connecting to junctions of the M65 to the southwest and northeast of the town. Clayton-le-Moors benefits from amenities commensurate with those of its size including a Co-op food store, public houses, restaurants and take-aways, doctors surgery, community centre and library, pharmacy and three primary schools.

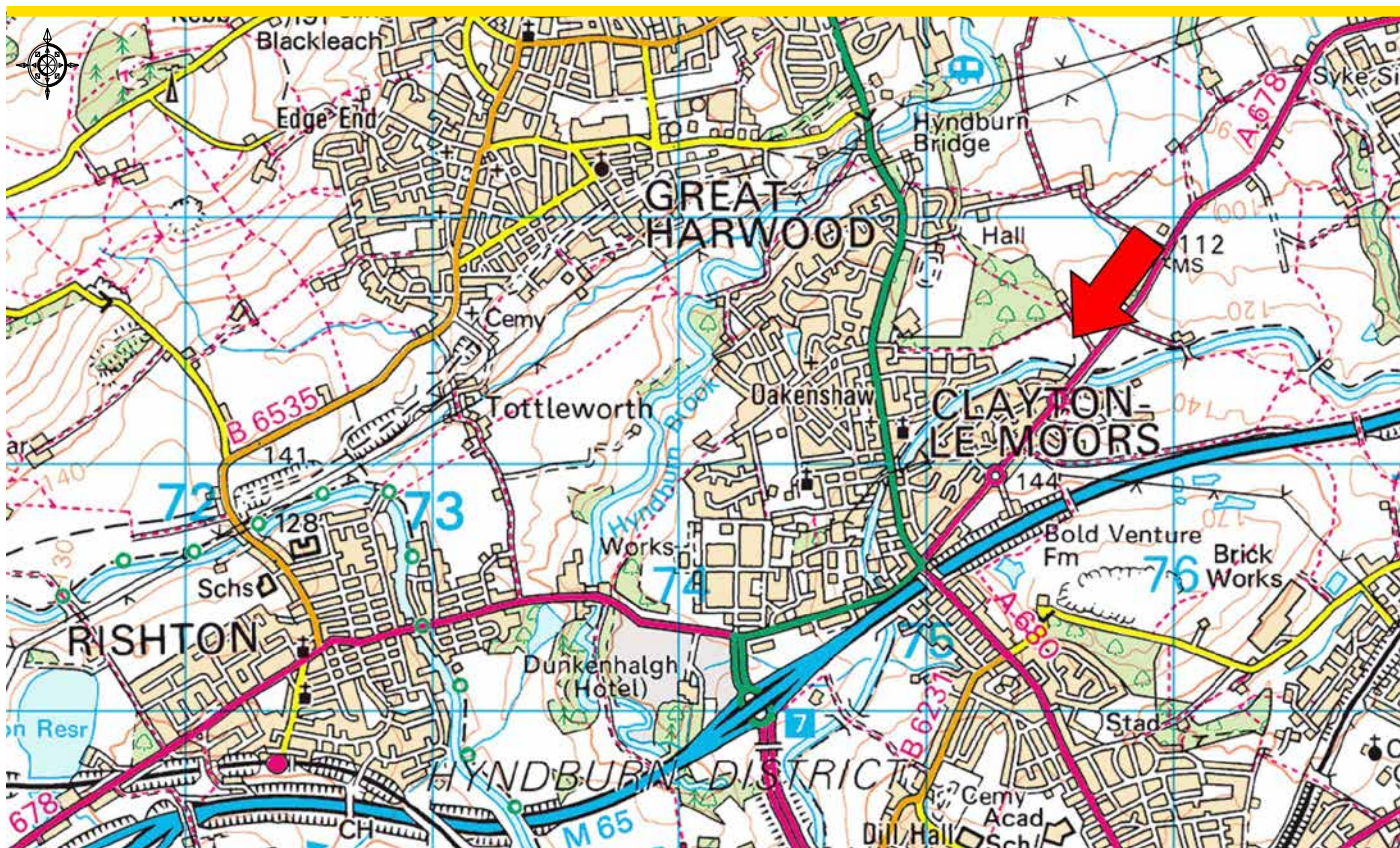
Planning Context

Hyndburn Borough Council are currently in the process of preparing their Local Plan. The Regulation 18 draft of the Core Strategy Review states the Council will identify land in Clayton-le-Moors and Altham for up to 350 homes. The site is currently designated as Green Belt and was put forward during the 'Call for Sites' stage of the Council's consultation process and has been assessed for its suitability by the Council.

There were no issues raised by the Council in respect of flood risk nor Coal Mining. It was assessed as generally having good accessibility, although access improvements may be required and there are some ecological challenges. A Green Belt assessment has also been undertaken and this is very positive for the site, with the conclusion that it makes a 'weak contribution' to the Green Belt.

The Council is now looking to combine the Core Strategy and Site Allocations DPD into a single document. In light of this, the Council will be updating its Local Development Scheme and proposing a new timetable for the preparation of documents to the adoption of the Local Plan to run from 2020-2023.

Before the upcoming revision of the LDS, the Council was planning the next round of public consultation for Summer 2020. We consider it likely that there will be still be some form of public consultation in 2020 and as such, it is imperative that we have a promotion partner on board to submit evidence to the Council to fully demonstrate that this site is deliverable for residential development.



Savills Planning

Savills planning team have reviewed the planning prospects of the site and would be delighted to discuss the site's planning potential with interested parties. Planning is an integral part of Savills Development Services which provides bespoke, fully-integrated services for landowners, developers, occupiers and investors across the development life cycle.

Method of Sale

We are seeking proposals from parties to promote the site through the plan process. The owner is prepared to consider both option and promotion deal structures. Proposals will be gathered through an informal tender process, with a bid deadline to be set and communicated to interested parties at a later date.

As part of the bid requirements please confirm the following details:

- Company background
- Track record
- Planning strategy and indicative timescales
- Promotion / option period

- Promotion / option premium (s)
- Distribution of proceeds
- Minimum price
- Solicitor's details

If the opportunity is of interest, please send an expression of interest to Ed Rooney or Toby Hall.

Costs

We are seeking parties who are prepared to cover the land owner's reasonable upfront legal and surveyors fees.

Tenure

The owners possess the freehold interest in the site, registered under title LA823434.

Viewings

The site can be viewed from the road side. If you would prefer to step onto the site please contact Toby Hall to arrange access.

Contact

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