



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Hollins Cross Farm, New Road, Burnley BB11 3RS



KEY CONSIDERATIONS

- An attractive development opportunity adjacent to Burnley Golf Club.
- Gross site area extends to 21.5 acres (8.70 hectares).
- Benefits from a residential housing allocation within the Local Plan.

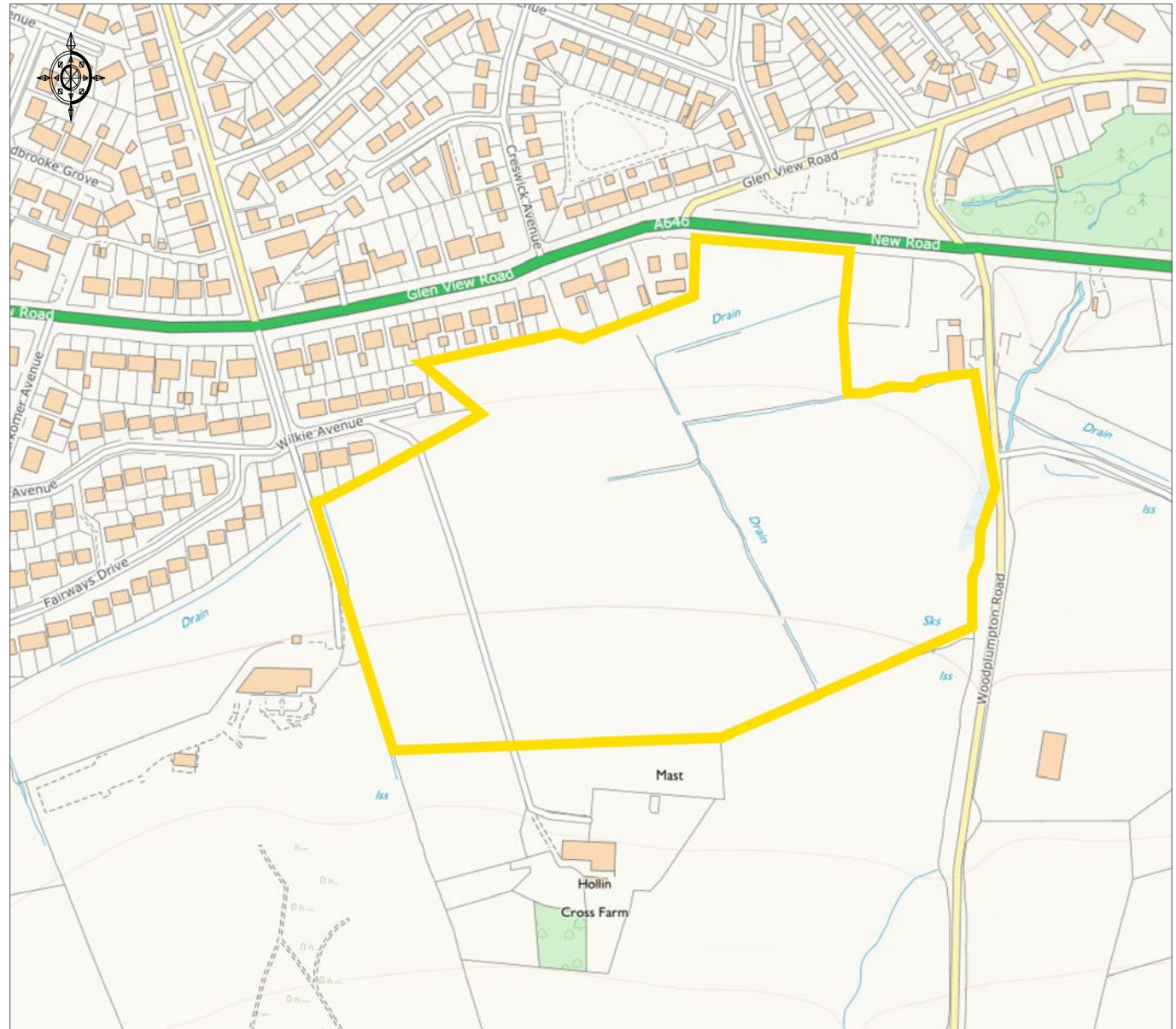
LOCATION

The site is located off New Road (A646) to the south of Burnley, Lancashire. It lies approximately 2 miles south of Burnley's town centre, adjacent to Burnley Golf Club, 12 miles east of Blackburn and 25 miles north of Manchester.

The development opportunity is easily accessible by road; the A646 provides direct access to Junction 9 and 10 of the M65, approximately 1.5 miles west. The M65 connects Burnley to Blackburn, approximately 12 miles west, and Preston thereafter, approximately 25 miles west. The M65 also interlinks with the wider motorway network, including the M6 and M61 to the south of Preston.

The site is well connected with a number of public transport options available. Burnley train station is situated approximately 2.3 miles north of the site and offers direct services to Manchester, Leeds, York, Preston and Blackburn. In addition, there are bus stops on New Road, providing transport into Burnley's town centre.

The local area retains a number of Ofsted rated 'Outstanding' schools, including Burnley College, Holly Grove School and Stoneyholme Community Primary School - all of which are within a three mile radius of the site and retain 'Outstanding' Ofsted ratings (2009-2017).



DESCRIPTION

The development opportunity comprises an extensive parcel of grazing land to the south of Burnley, which extends to approximately 21.5 acres (8.70 hectares). The land retains a gradient from its southern boundary, down towards New Road on its northern boundary. The site can be accessed directly from New Road as well as Woodplumpton Road from its eastern boundary.

PLANNING

The site benefits from a housing allocation within the Burnley Local Plan 2012 – 2032, under allocation HS1/2. The allocation indicates a housing delivery for around 184 homes, as well as providing further details of the LPA's requirements for housing mix, site access and ecology needs.

Savills Planning have undertaken a pre-application enquiry to further promote the site and to help determine the LPA's aspirations for the land. A formal response to the pre-application meeting is available for parties to review within a respective data room. Jonathan Ainley from Savills Planning is also available to advise interested parties of the pre-application enquiry in further detail, as well as the planning prospects of the land for a detailed application.

TENURE

The site is held on a freehold basis.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

PLANNING AND TECHNICAL INFORMATION

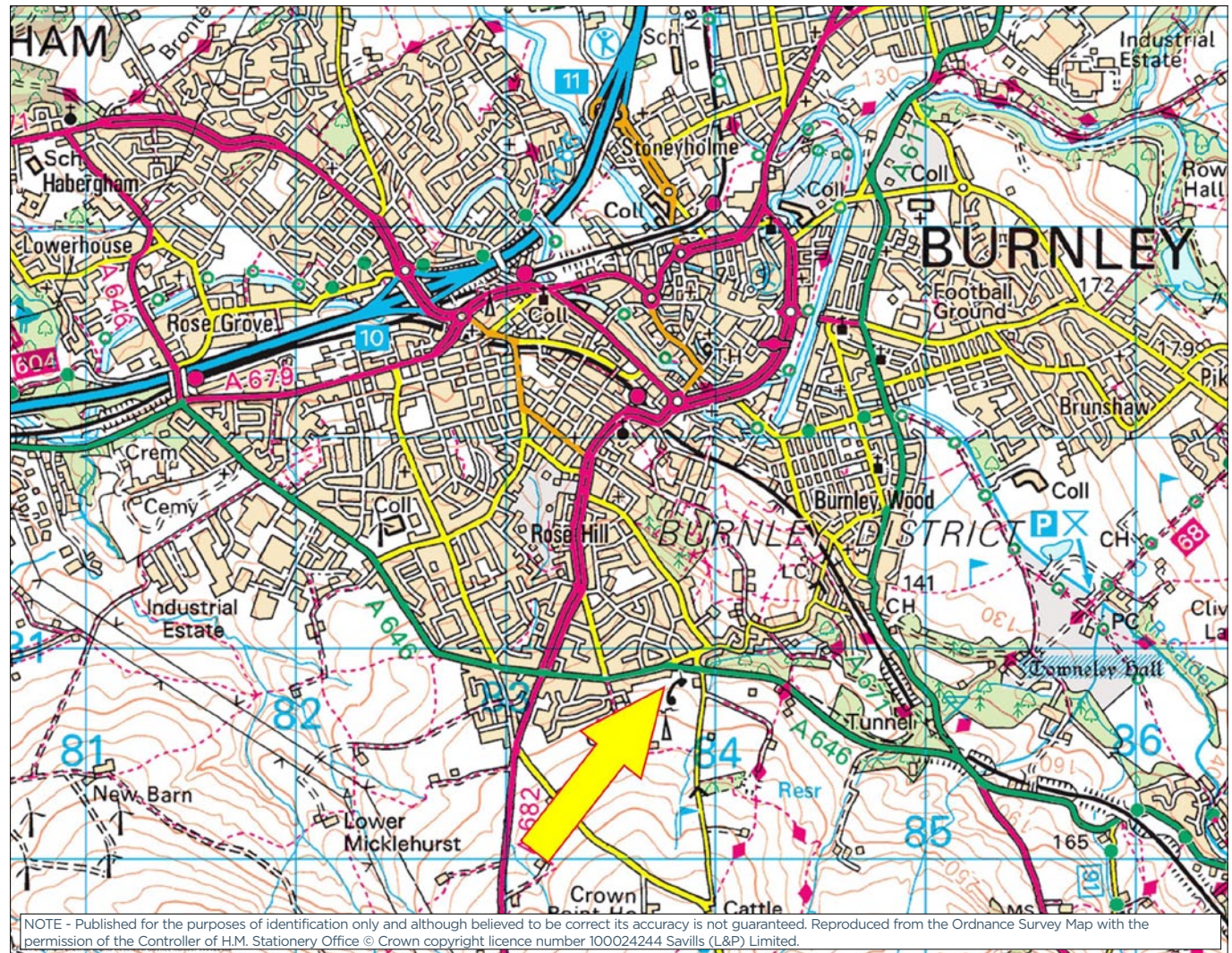
Planning and technical information will be made available to interested parties through a secure data room for which access will be provided to approved parties.

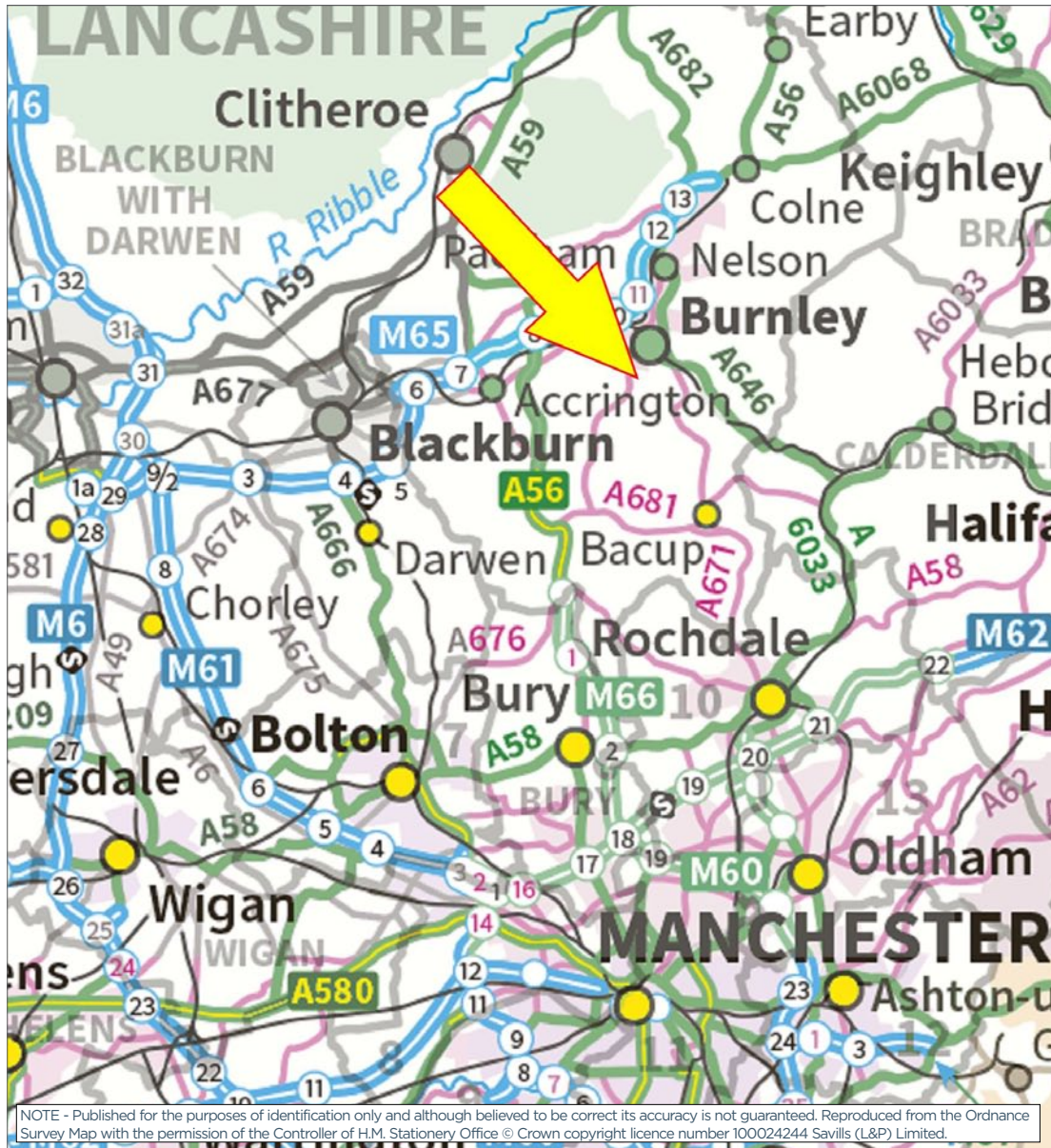
VAT

The Vendor reserves the right to charge VAT on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.





METHOD OF SALE

The site is to be sold by Informal Tender. Interested parties should express their interest in writing. Thereafter, additional information and details of the tender deadline date will be issued.

VIEWING

Interested parties should contact Jay Duffield for more information or to arrange a viewing. The site can be viewed from New Road on the northern boundary, as well as Woodplumpton Road on the eastern boundary.

CONTACT

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