

# FOR SALE

## FREEHOLD DEVELOPMENT LAND OFF RAMSGREAVE DRIVE BLACKBURN, BB1 8NB

LAND FOR RESIDENTIAL DEVELOPMENT

FOR SALE BY INFORMAL TENDER



- Site area: circa 3.98 gross acres (1.61ha)
- Attractive and popular semi-rural residential location in North Blackburn
- Excellent links to local amenities and employment centres
- Easy access to major roads and motorway (M6, M61 & M65)
- Allocated for housing within the Blackburn with Darwen Local Plan
- Offers are sought by Friday 9th October 2020

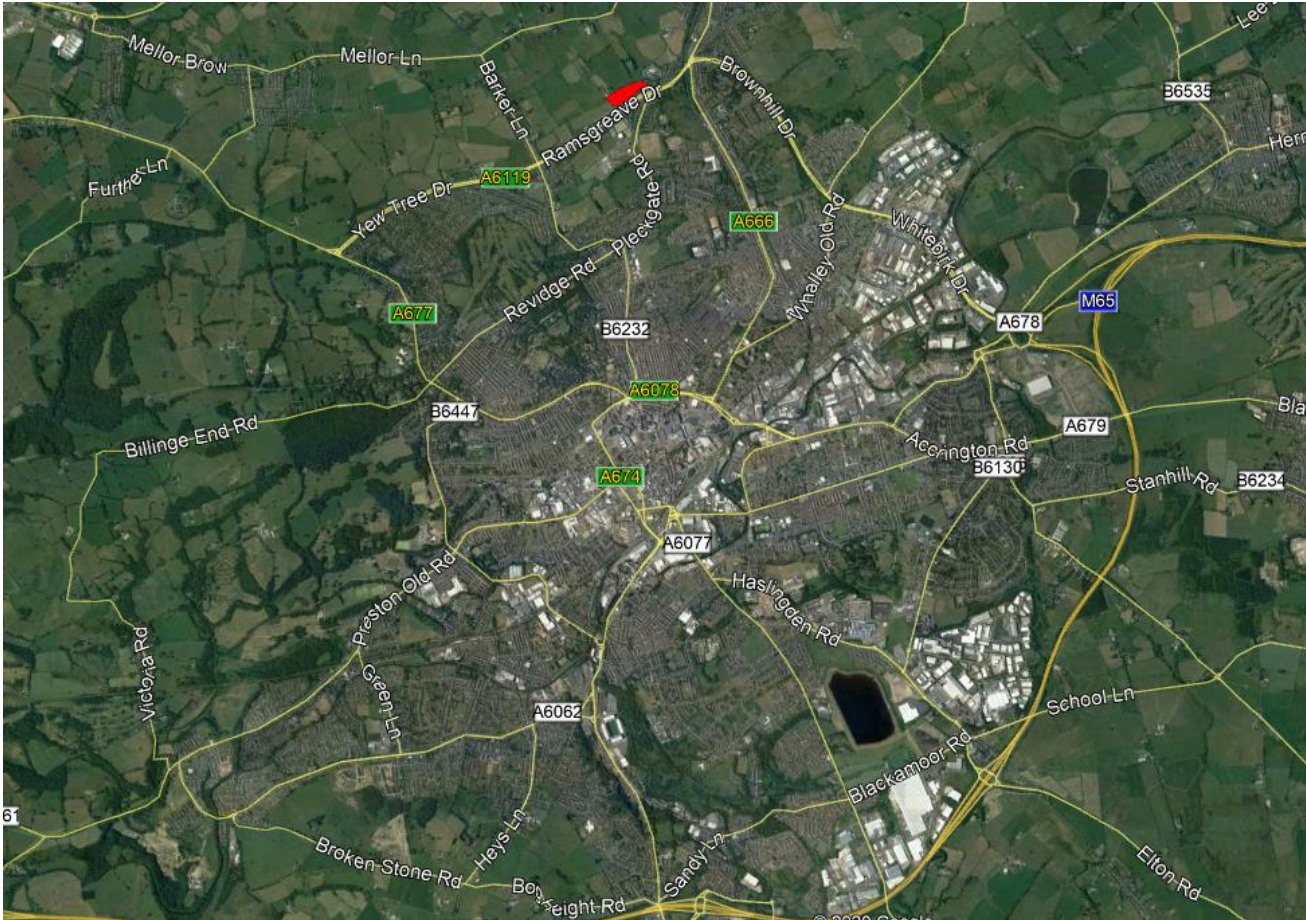
Please direct any enquiries to:  
[richard.prest@leahough.co.uk](mailto:richard.prest@leahough.co.uk) or:  
[phillip.mussell@leahough.co.uk](mailto:phillip.mussell@leahough.co.uk)

# TOTAL OF 3.98 ACRES (1.61 Ha) OF LAND FOR RESIDENTIAL DEVELOPMENT

Situated within the popular North Blackburn residential area, the site is ideally located adjacent to the A6119 and has easy road access to the M6, M61 & M65 motorway network.

Blackburn Town Centre is a 10 minute drive away which offers varied retail, employment and leisure opportunities.

Lammack Primary School and Pleckgate High School are within 2 miles of the site and Ramsgreave and Wilsphire train station is a 15 minute walk away.



## Description

The site area extends to circa 3.98 gross acres (1.61 Ha). The site is generally level with the eastern part of the site falling gently towards the north east. Situated to the south and east of the site are long established properties characterised by bungalows and dormer bungalows. To the north is open countryside and to the west is a track which serves Kay Fold Farm and beyond the track to the west is Blackburn Rugby Club's training ground.

Access will be through 60 Ramsgreave Drive as shown on the attached plans.

The site has historically been used for agricultural purposes.

There is a watercourse on the northern boundary and the requisite stand-off distances may be required, bidders to make their own enquiries. There is a footpath on the northern boundary of the site which turns north-south at the eastern end of the site, again bidders will need to make their own enquiries.

## Planning

The site forms part of the North Blackburn Development Site which is a large housing allocation within the Blackburn with Darwen Borough Council Local Plan Part 2, adopted December 2015. The North Blackburn Masterplan was submitted in February 2017 and is an approved document.

The site does not currently have outline or detailed planning consent.

## Access and Services

Access to the site will be from 60 Ramsgreave Drive as per the attached plans.

Mains services are understood to be available at or close to the boundary. Bidders should make their own enquiries as to their suitability and capacity.

## Information Pack

The following information is available from the Agents, upon request: -

- Title Plan
- Red edge OS plan
- Topographical survey in PDF and DWG format
- North Blackburn Masterplan
- PROW map

## Method of Sale

Offers are invited by 12noon on Friday 9th October 2020.

Gross offers are required for the site with the following S.106 Contributions to be accounted for in the offer:

Highways Contribution	£2,034 per plot
Education Contribution	£3,152 per plot

An affordable housing contribution may be required, subject to a viability assessment. No allowance to made in the offer.

Please include the following with any bid:

- Layout
- Accommodation schedule
- Gross Development Value

Offers are to be submitted by email and addressed to:

Richard Prest, Lea Hough & Co LLP, Oakshaw House, 2 Capricorn Park,  
Blakewater Road, Blackburn, Lancashire, BB1 5QR

T: 01254 260196 E: richard.prest@leahough.co.uk

## Legal Costs

Each party will be liable for their own legal costs incurred as a result of the transaction.



**Misrepresentations Act 1967**

**Consumer Protection from Unfair Trading Regulations 2008 Business**

**Protection from Misleading Advertising Regulations 2008**

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