

FOR SALE



Development Opportunity

Land at Whinney Hill Road, Accrington, BB5 5UU

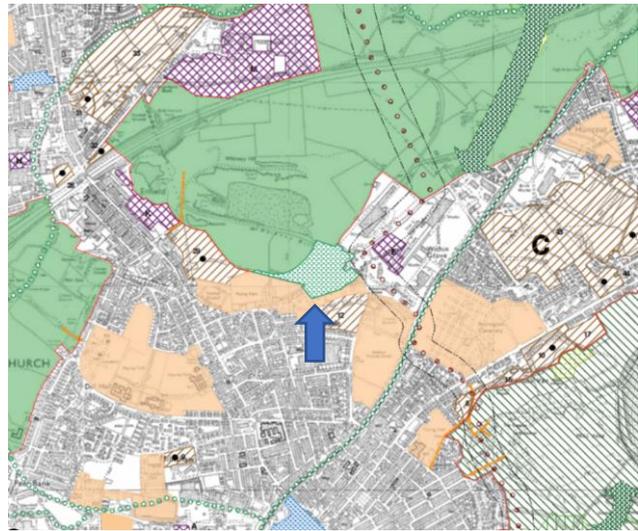
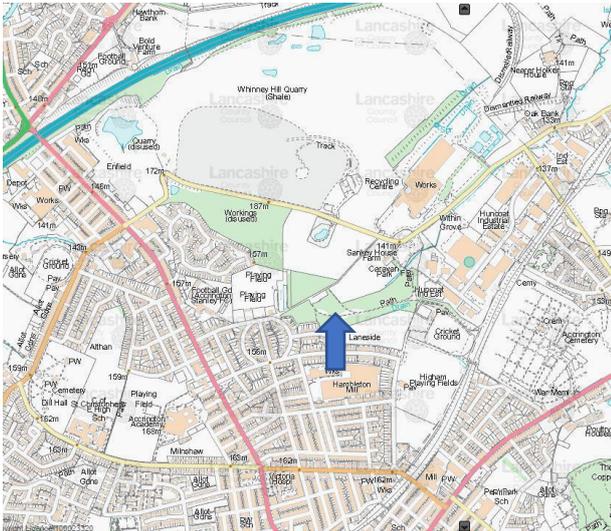
13.83 gross acres (5.60 ha)

- Currently unoccupied open grassland.
- The majority of the site is currently allocated in the adopted Hyndburn Local Plan as Area of Special Restraint which allows for strategic development beyond the plan period which is 2006. The remainder of the property is designated green belt.
- Available for a variety of uses.
- Land sold freehold.
- The land is available in part or whole.
- Offers to be received by 1pm 28th May 2021.



RICS www.leahough.co.uk • 01772 458866

LeaHough
CHARTERED SURVEYORS
Survey Valuation Design Planning Sales



Background

The whole property extends to circa 13.83 gross acres (5.60 gross ha).

Historically, the property has been used for agricultural and grazing purposes and is currently unoccupied open grassland. There are no tenancy agreements currently associated with the site.

Location

The property for sale is located directly south of Whinney Hill Road, Accrington. The property is undeveloped agricultural land and is bordered by woodland on the southern and south eastern boundaries. Clough Brook is located on the south eastern boundary within the property.

Description

The site falls south, south westerly towards the woodland and Clough Brook.

There are a couple of public rights of way that cross the site.

Planning

The majority of the property is allocated in the adopted Hyndburn Local Plan 1996 as Area of Special Restraint which states post 2006 development could be permitted if there is a strategic requirement. This area extends to circa 7 gross acres. The remainder is green belt. The adopted Hyndburn Local Plan has expired and is currently under review.

There is the potential that the property may be released from the Green Belt in the Hyndburn Local Plan Review.

We are not aware of the property having had any historical planning applications submitted.

Services and Access

Access to the site is directly via Whinney Hill Road. Bidders are to satisfy themselves with regards to services.

Title

The property will be sold freehold. The property for sale consists of one private ownership. Part of the site is registered, part is unregistered. Title information will be provided on request.

VAT

To be confirmed.

Further Information

Please confirm your formal interest to phillip.mussell@leahough.co.uk

Method of Sale

Conditional and unconditional offers will be accepted. Sale of whole or part will be considered.

Bid Requirements

Offers are to be submitted to the following email address: phillip.mussell@leahough.co.uk

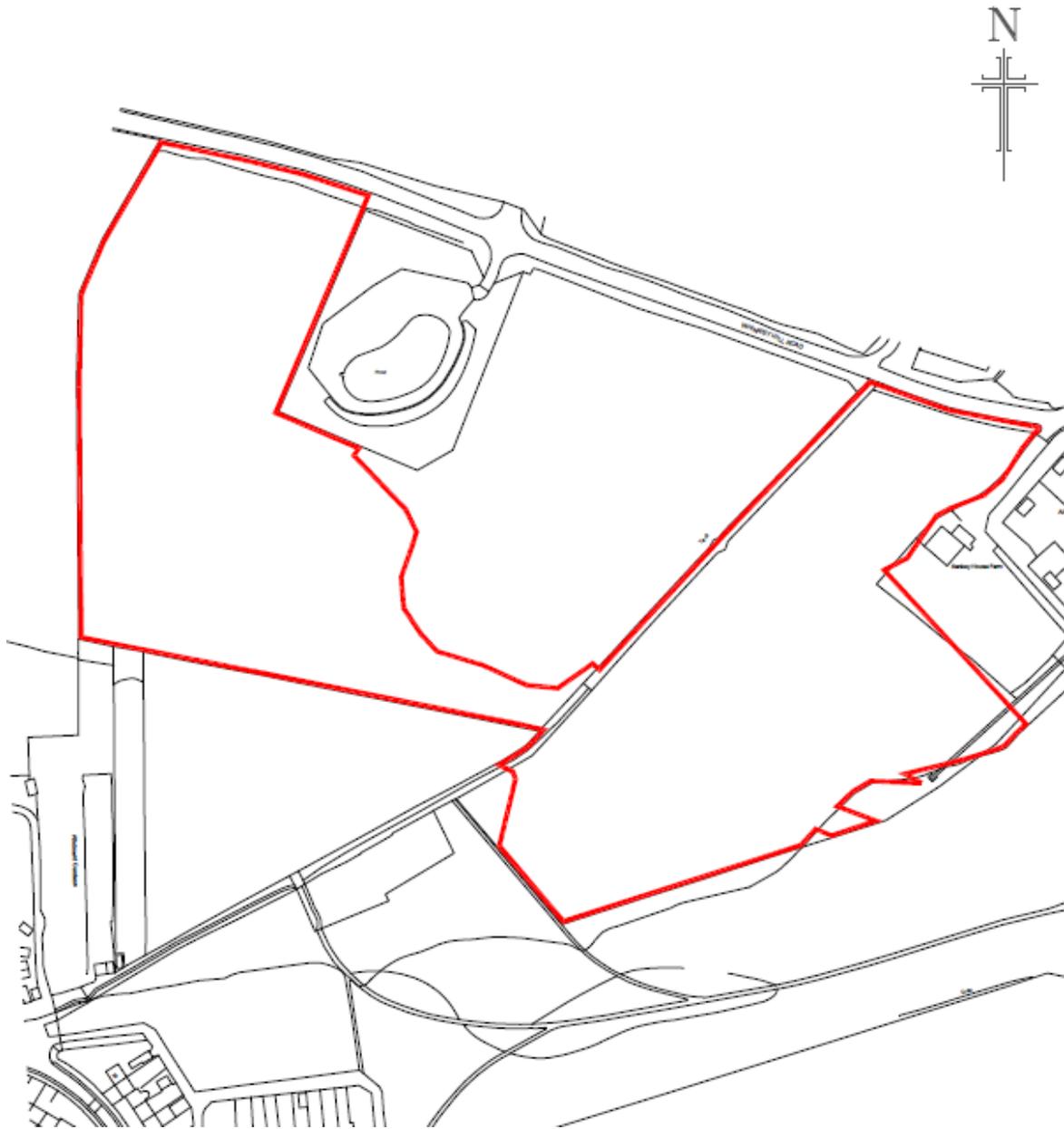
Offers are to be submitted no later than 1pm Friday 14th May 2021.

Viewing

Viewing is strictly by appointment via:

Phil Mussell: phillip.mussell@leahough.co.uk
Mob: 07851 246076

LOCATION PLAN





Misrepresentations Act 1967

Consumer Protection from Unfair Trading Regulations 2008 Business Protection from Misleading Advertising Regulations 2008

Lea Hough & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- All descriptions, plans, dimensions, references to conditions or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract.
- No person in the employment of either Lea Hough & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.
- These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof

SUBJECT TO CONTRACT