

# New Employment Land Opportunity

## Hud Hey Road, Acre, Haslingden, BB4 5JH

Excellent new employment land opportunity in a sustainable location.

Land within private ownership.

Gross Developable Area of circa 3.36 Hectares  
(8.32 acres) gross.

The property has the benefit of an allocation for new employment uses in the recently adopted Rossendale Local Plan.



## The Property

A significant development opportunity has become available in Acre, Haslingden, Lancashire. The property has the benefit of being allocated for new employment uses in the recently adopted Rossendale Local Plan.

The property consists of an irregular shaped field that is largely used for agricultural purposes. The property for disposal includes Carter Place Stables which consists of stables, a menage and various outbuildings.

The property for disposal extends to 3.36 hectares (8.32 acres) gross.

The property will be sold as a whole, freehold and with vacant possession.

Access is anticipated from Hud Hey Road. An indicative access solution is available but prospective purchasers should satisfy themselves as to the acceptability to the local highway authority

Offers are invited in the region of £1million either on a conditional and unconditional (planning) basis.

Interested parties are asked to register their interest with Richard Prest at the Lea Hough & Co Blackburn office or by email: [Richard.Prest@leahough.co.uk](mailto:Richard.Prest@leahough.co.uk). A topographical survey and red edge plan on PDF and CAD are available.



## Location

The property is situated in the Acre area of Haslingden in the Borough of Rossendale and is positioned north east of Hud Hey Road.

To the south of the property is an existing and active industrial estate. Outside of the property to the west the site is bound by a belt of trees. To the north is Carter Hall Park which is an occupied residential park home estate.

The site falls from north east to south west towards Hud Hey Road and is characterised by open grassland which is largely used for grazing. There are stables, a menage and various outbuildings that were owned and managed by one of the landowners.

It is anticipated that the site will be accessed from Hud Hey Road. Bidders are to make their own enquiries to the relevant highways authority.

The site is close to the A56/A680/Blackburn Road roundabout which leads to the M66 south which connects to Simister Island at junction 18 of the M60 connecting with the M62 to west Yorkshire and to the M60 Manchester ring road. Heading north the A56 connects with junction 8 of the M65 connecting with Blackburn, Preston and Burnley.



## Method of Sale

Offers are invited on a conditional or unconditional (planning) basis. Bidders are requested to provide a layout along with their financial offer.

The site will be sold as a whole, freehold and with vacant possession.

## Planning

The property is allocated in the adopted local plan as a new employment site (allocation NE.2). Bidders are to make their own enquiries to the local planning authority regards planning and access matters.

Economic Development Officer contact:  
[davidsmurthwaite@rossendalebc.gov.uk](mailto:davidsmurthwaite@rossendalebc.gov.uk)

## Services

Bidders are to make their own enquiries and satisfy themselves regards location and capacity of services.

## Available Information

Interested parties are requested to register their interest with Richard Prest: [Richard.Prest@leahough.co.uk](mailto:Richard.Prest@leahough.co.uk). A topographical survey and a red edged plan of the property for disposal are available in CAD.

## Viewing Arrangements

At any reasonable time or by arrangement with Richard Prest on 07740 815296 or email [Richard.Prest@leahough.co.uk](mailto:Richard.Prest@leahough.co.uk) to make the necessary access arrangements.

OFFERS ARE TO BE SUBMITTED BY EMAIL TO

[Richard.Prest@leahough.co.uk](mailto:Richard.Prest@leahough.co.uk) or post/hand to Oakshaw House, 2 Capricorn Park, Blakewater Road, Blackburn, BB1 5QR.

We request that written offers are accompanied with a layout and a statement providing evidence that the bidder has the necessary experience and funding to make the purchase and deliver the scheme. Submissions must state any conditions associated with the financial offer.

## Legal Cost

The preferred developer to pay the vendor's reasonable legal fees.

## VAT

The property is not subject to VAT

# Misdescription Act

Misrepresentations Act 1967 Consumer Protection from Unfair Trading Regulations 2008 Business Protection from Misleading Advertising Regulations 2008

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**SUBJECT TO CONTRACT**

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