

For Sale / To Let

Land at

Barrow Brook Business Park

Clitheroe **BB7 9WF**

14.36 acres
(5.81 hectares)

New Commercial Development Opportunity with Outline Planning For E(g)(iii)/B2/B8



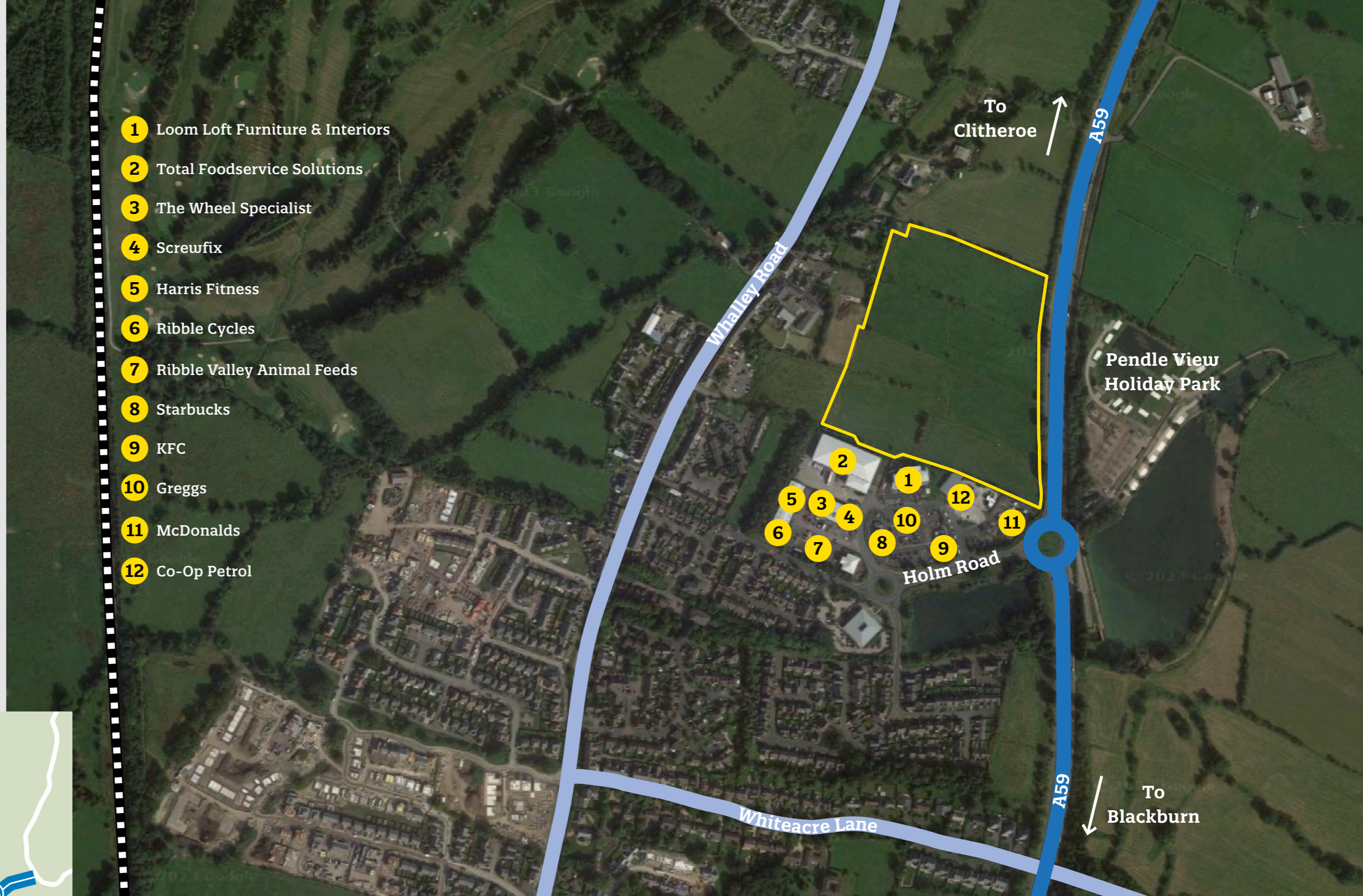
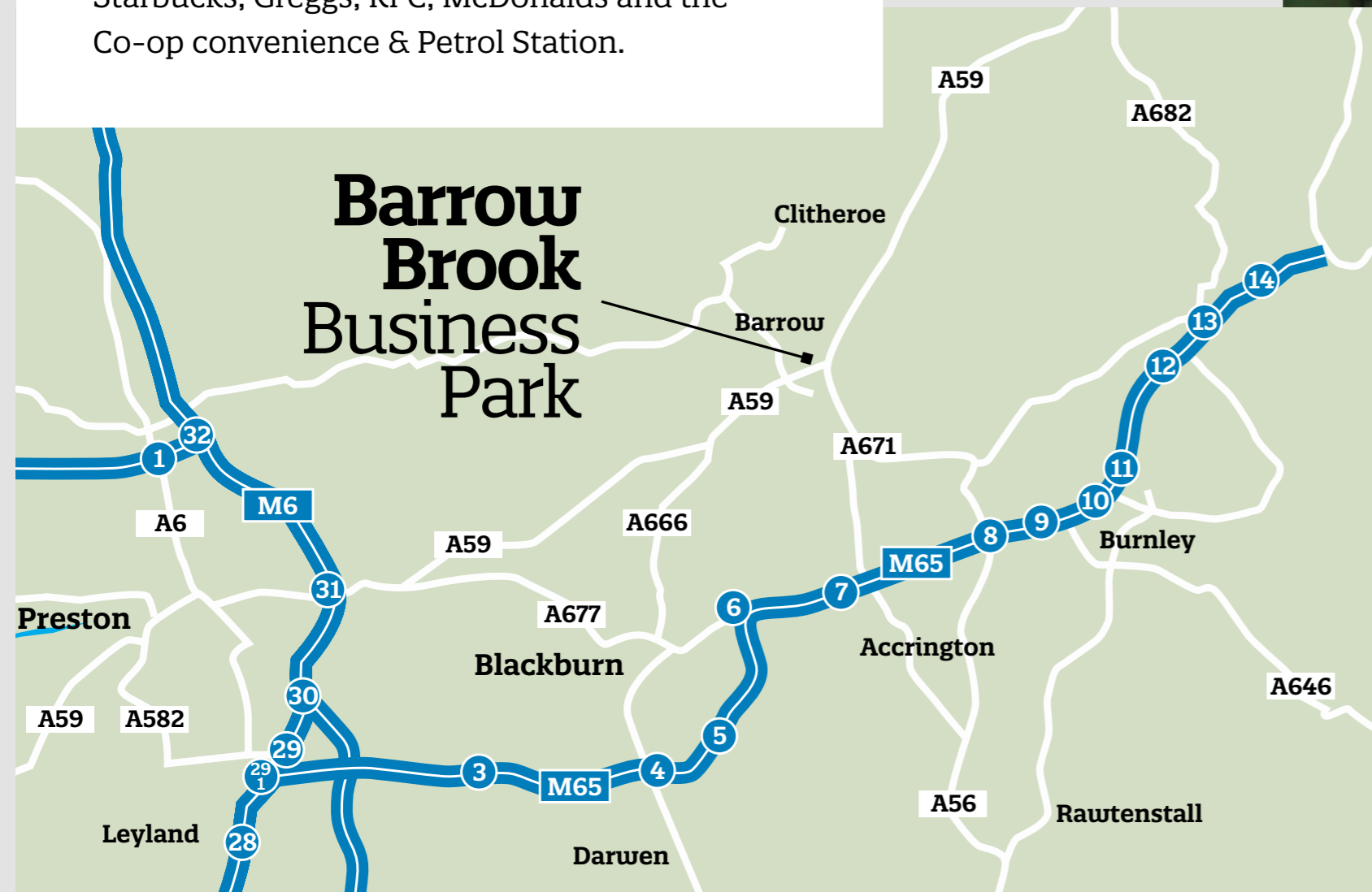
Location

The site is strategically located fronting the A59 bypass the main arterial route through Clitheroe providing access to Junction 7 of the M65 and Junction 31 of the M6. Key towns such as Preston, Blackburn and Burnley are all within 30 minute drive times of the site. The site benefits from excellent prominence to the bypass and with the number of amenities fronting the site off the Holm Road roundabout this makes the site a suitable location for occupiers.

This is an established employment location sitting to the north of Barrow Brook Trade Park and Ribble Valley Enterprise Park boasting occupiers such as Screwfix, Loom Loft Furniture & Interiors with amenity occupiers including Starbucks, Greggs, KFC, McDonalds and the Co-op convenience & Petrol Station.

Driving distances

- Clitheroe**
2 miles
(5 minutes)
- Blackburn**
8.5 miles
(20 minutes)
- Burnley**
10 miles
(25 minutes)
- Preston**
15 miles
(30 minutes)
- M65 (Jct 7)**
5 miles
(10 minutes)
- M6 (Jct 31)**
12 miles
(20 minutes)



- 1 Loom Loft Furniture & Interiors
- 2 Total Foodservice Solutions
- 3 The Wheel Specialist
- 4 Screwfix
- 5 Harris Fitness
- 6 Ribble Cycles
- 7 Ribble Valley Animal Feeds
- 8 Starbucks
- 9 KFC
- 10 Greggs
- 11 McDonalds
- 12 Co-Op Petrol



Description

The site totals approximately 14.36 acres and has outline planning permission for the development of the land north of Ribble Valley Enterprise Park to provide up to 257,895 sq ft (23,959 sq m) of new commercial/employment floorspace. The planning is subject to the development of a new roundabout which is to be accessed from the A59.

Indicative Scheme Layout - subject to planning.

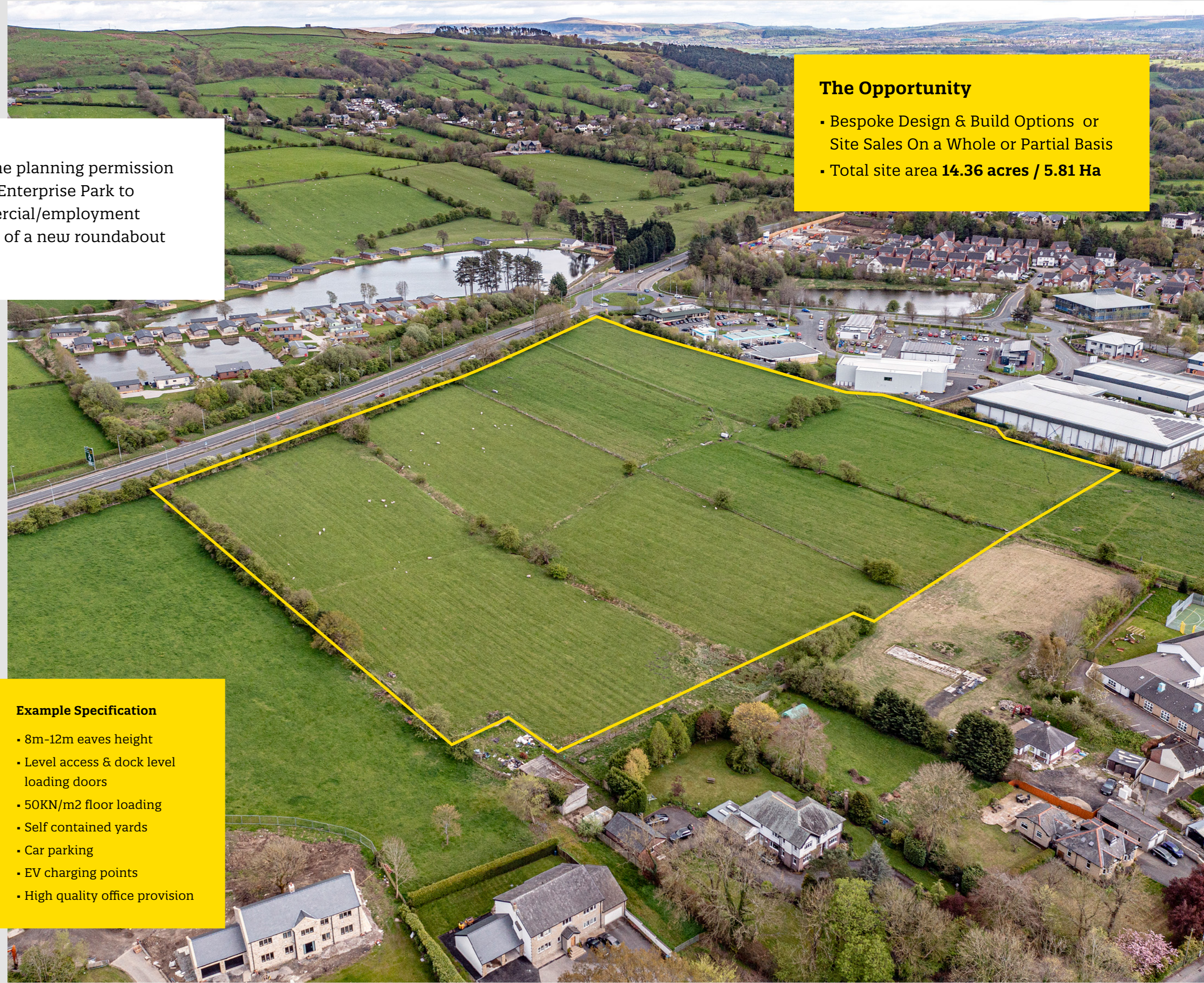


The Opportunity

- Bespoke Design & Build Options or Site Sales On a Whole or Partial Basis
- Total site area **14.36 acres / 5.81 Ha**

Example Specification

- 8m-12m eaves height
- Level access & dock level loading doors
- 50KN/m2 floor loading
- Self contained yards
- Car parking
- EV charging points
- High quality office provision



Further Info

Terms/ Price

Completed units are available freehold or leasehold on terms to be agreed.

Freehold plot sales will also be considered.

The quoting prices are available on application through the agents.

For further information contact:

DTRE

0161 549 9760

www.dtre.com

Jack Weatherilt

jack.weatherilt@dtre.com

07920 468 487

Andrew Lynn

andrew.lynn@dtre.com

07795 107 469

WHITEACRES

01282 428486

www.whiteacres-property.co.uk

Jonathan Wolstencroft

Jonathan@whiteacres-property.co.uk

01282 428486

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2023. RB&Co 0161 833 0555. www.richardbarber.co.uk

