

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Hillside Farm, Huncoat, BB5 6HH.

savills

KEY CONSIDERATIONS

- Benefits from reserved matters planning permission for 57 dwellings
- Attractive location with good accessibility to local amenities.
- Gross site area extending to approximately 5.33 acres (2.16 hectares).

LOCATION

The site is located off South Street, Huncoat, approximately 1.3 miles north east of the town of Accrington, Hyndburn. South Street benefits from direct access onto the A679, which interlinks with the Accrington Bypass (A56), approximately 0.7 miles east. Southbound, the A56 merges with the M66, which acts as a major transport link to Manchester, as well as Leeds, via the M62. The bypass also connects into junction 8 of the M65, which is situated approximately 1.8 miles north east of the site. The M65 provides access to Burnley, approximately 6 miles east, as well as Blackburn, approximately 9 miles west.

The site is well connected to public transport links, with bus stops located directly off the A679, providing services into Accrington, Burnley and Huncoat. In addition, Accrington Train Station, situated within the town center, offers rail services to Blackpool, Blackburn, Preston and York.

Within a 3 mile radius of the site there are 47 schools and colleges; 33 of which are rated as 'Good' by Ofsted, with a further 5 rated as 'Outstanding'. Of note are Accrington Peel Park Primary, Clayton-le-Moors Primary and St Oswald's Primary, each located under 2 miles from the site and retain an 'Outstanding' rating (Ofsted 2008-2014).



DESCRIPTION

The site is positioned within a residential area, with good access onto one of the main gateways into Accrington town center. The site comprises part of a wider field, behind a row of terraced housing and retains an ascending gradient from its northern boundary to the south. There are a number of redundant agricultural buildings on site, including the footings of some previously demolished buildings. The site extends to approximately 5.33 acres (2.16 hectares) and includes some sporadic trees and hedging, as well as a pond in its north east corner.

PLANNING

The site benefits from extant planning permission for the development of 57 residential dwellings. Outline planning permission (ref. 11/01/0065) was granted in May 2001, while reserved matters planning permission for 56 dwellings (ref. 11/04/0356) was granted in January 2007. A detailed application, to demolish an existing bungalow, revise the consented layout and erect three dwellings, was subsequently approved in April 2007 (ref.11/07/0097). The combination of the consents therefore allows for the development of 57 private dwellings, with no requirement for affordable housing.

Correspondence from Hyndburn's LPA confirms the extant status of all planning permissions, of which a copy of the respective letter is viewable within the site's data room.

TENURE

The site is held on a freehold basis and is anticipated to be sold with vacant possession.

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

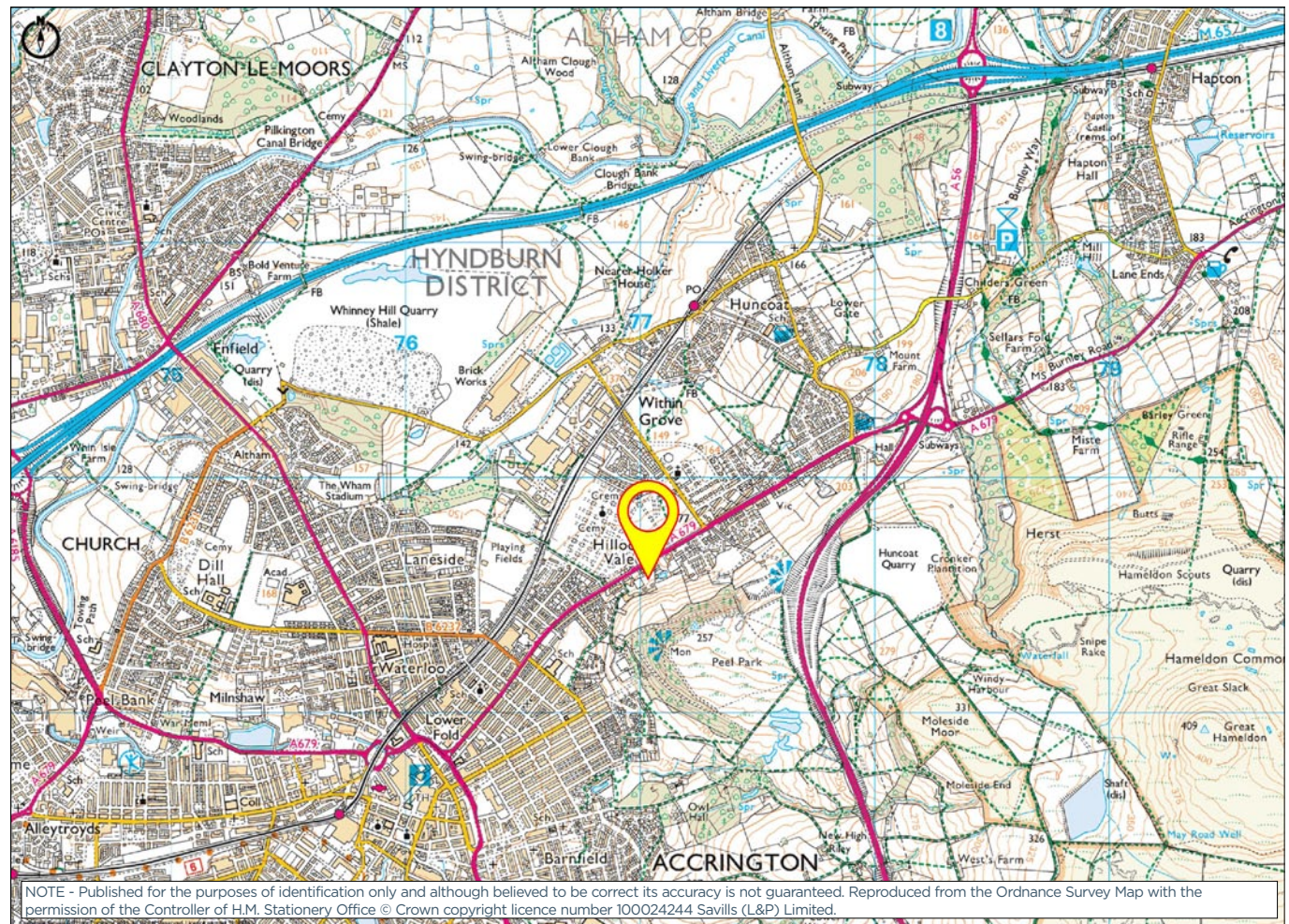
The vendor reserves the right to charge VAT on the purchase price.

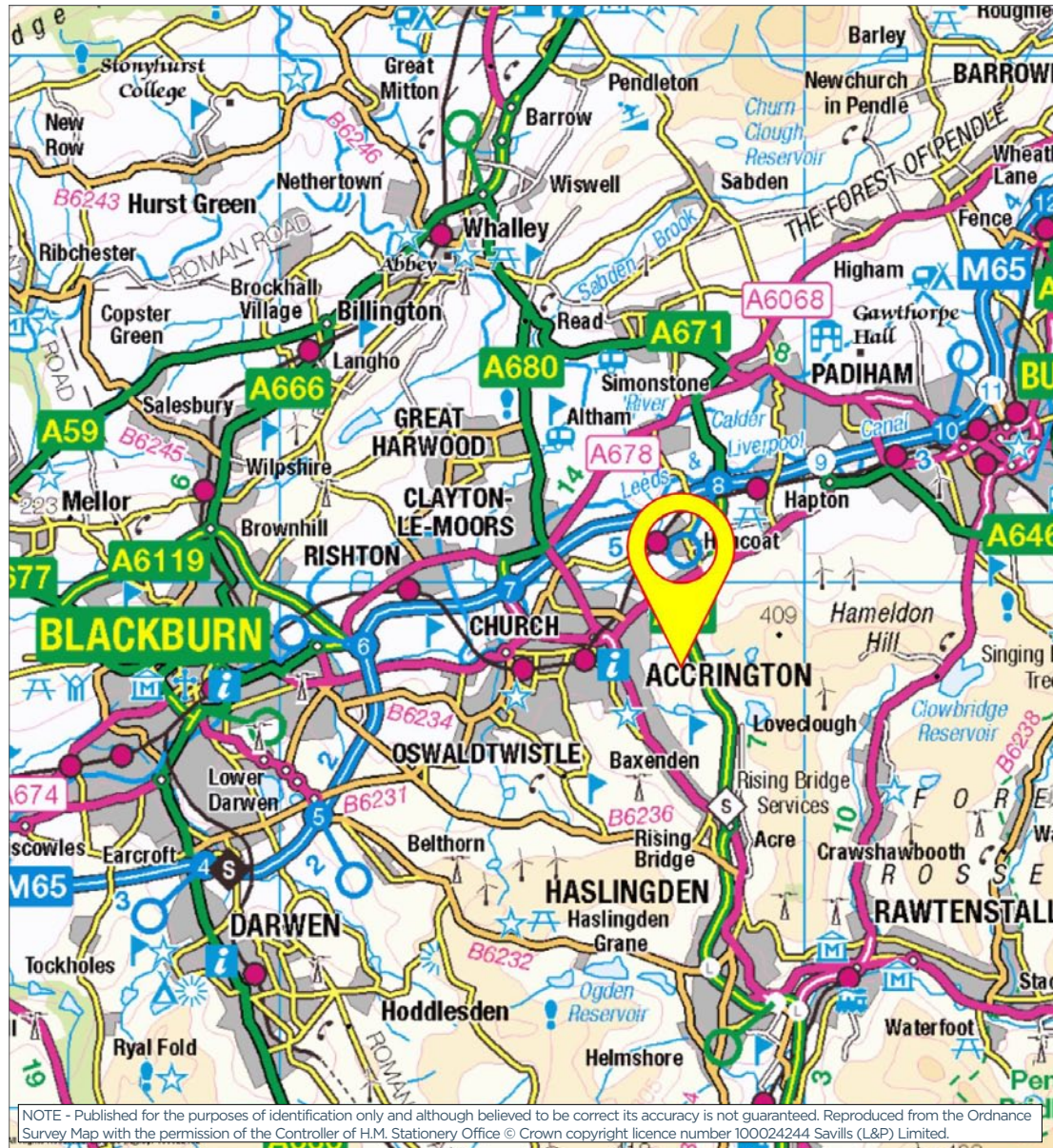
LEGAL COSTS

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 by email. Thereafter, additional information and details of the tender deadline date will be issued. The Vendor is seeking unconditional offers for the sale of the land, although conditional offers will be considered.





VIEWING

Interested parties should contact Jay Duffield or John Staples for more information or to arrange a viewing. All viewings are strictly by appointment only with Savills or Ingham and Yorke.

CONTACT

For further information please contact:

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