

Land west of Roman Road and north of Holden Fold, Darwen, Lancashire, BB3 3PJ

Residential Development Opportunity

Land owned by a consortium of five private landowners (represented by Lea Hough & Co and P Wilson & Co) and Blackburn with Darwen Borough Council

Gross Developable Area of 45.06 Acres
(18.23 Hectares)

Technical Pack Available

Approved Masterplan



The Property

LeaHough
CHARTERED SURVEYORS

The Property

A significant regional development opportunity has become available for up to circa 440 dwellings. The opportunity is being promoted under a joint marketing initiative between Lea Hough and P Wilson & Co. There are 5 private landowners plus Blackburn with Darwen Borough Council.

The development opportunity comprises of six ownerships split as shown on the plan opposite. The property for disposal extends to 45.06 acres gross (18.23 hectares) and has an approved masterplan, which was formally ratified in February 2021.

The property is being offered and disposed of as a whole. Interested parties are welcome to bid as a single developer or as part of a consortium or partnership with a lead partner clearly identified.

The property will be sold freehold.

Offers are being invited on an informal tender basis.

Interested parties are being asked to initially register their interest with Lea Hough & Co. A link to the data room will be subsequently provided.

The data room contains a full suite of technical reports and surveys, title report, affordable housing statement, approved masterplan, guidance for bidders and the form of offer required.



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7th March 2022



Location and Place

The property is situated on the eastern side of Darwen Town centre and extends to a total of 45.06 gross acres (18.23 hectares). To the north of the site is Polyphemus Woods which is managed and maintained by The Woodland Trust and is accessible to the public.

Roman Road forms the eastern boundary with Square Meadow community sports field adjacent on the south eastern boundary. Square Meadow is owned and managed by Blackburn with Darwen Borough Council.

To the south the site is bound by traditional semi detached and terraced housing on Holden Fold and Moor Lane. Holden Fold is served by the local bus service.

To the west the site is bound by Knowle Lane, an unadopted private drive serving several residential properties.

The subject site is approximately a five minute drive from junction 6 of the M65 providing access west to Preston and the M6 and east to Burnley.

25 miles north east of the site is the south western boundary of the Yorkshire Dales.

Darwen train station is approximately a five minute drive south of the site. The Ribble Valley line runs to Manchester Victoria, Blackburn and Clitheroe.



History

The land in the northern half of the property, owned by the consortium of private landowners, has been historically used for agricultural and pastoral purposes. There are no tenancies associated with the private property.

The land in the southern half owned by Blackburn Council was part developed as Darwen Moorland High School in 1970 which subsequently closed and was demolished in 2014. A playing field and an all weather pitch associated with the school have not been in use for nearly 10 years.

The property has been subject to mining activity in the past. Four mineshafts have been located on the property. A full coal mining report and Phase II Site Investigation report are available in the data room.

The Square Meadow Community Facility currently have use of a car park on the property, under a lease granted by Blackburn Council. Current users of the car park will need continued use and access. A new car park will be constructed by the preferred developer.

There are existing rights of ways that cross the site which will need to be retained within the developer's scheme.

There is an existing substation on the property accessed from Holden Fold. We believe the substation is still live and may serve other properties in the area. Bidders are to make their own enquiries.



Planning

Holden Fold is one of five major housing allocations in Darwen which collectively are expected to deliver more than 1,000 dwellings in the current adopted plan period 2011-2026.

The property is identified in part 2 of the Local Plan (December 2015) as a housing allocation which estimates the site could deliver 315 dwellings. However, there is no planning limitation on the number of dwellings the site can deliver.

A masterplan for the site was submitted late 2020 and received formal approval in February 2021. The masterplan will be a material consideration for any planning proposals. The property has subsequently been retained as a housing allocation in the proposed replacement Blackburn with Darwen Borough Council Local Plan.

There is a requirement for a 20% on-site affordable housing provision. An affordable housing statement is available in the data room.

The successful bidder will be required to make S.106 financial contributions totalling £2,000,000 split as follows: further education (£1,000,000), highways (£950,000) and green infrastructure (£50,000). The payments will be phased. Please refer to the approved masterplan appendix A Infrastructure and Delivery Plan and the guidance notes.



Design

Bidders are asked to make reference to the approved masterplan which is a material consideration to any future application and to the guidance notes provided in the data room. In selecting a preferred bidder the approach to layout and design will be a consideration in addition to the financial offer.

In summary, bidders are asked to:

- provide for a 6m wide spine road through the site from Holden Fold to Roman Road to accommodate a potential future bus route.
- give consideration to providing boulevard style highways entrances with street trees.
- give consideration to other site entrance features.
- give consideration to the restoration and extension of existing dry stone walls.
- dwellings to be positioned to make best use of greenspaces, public open space and Polyphemus Woods.
- shared footpath/cycleways to be constructed in a resin bonded material. Other footpaths to be hoggin style material.
- a NEAP to be provided on site.



Development Standards

House types to meet National Space Standards and Local Space standards. Internal and external garages must meet the minimum standard of 3m * 6m. Dwellings must conform to Part L1a and some dwellings must accord with Part M4 Cat 2.

Section 278 Requirements

The property is proposed to be accessed from three access delivery points.

Roman Road

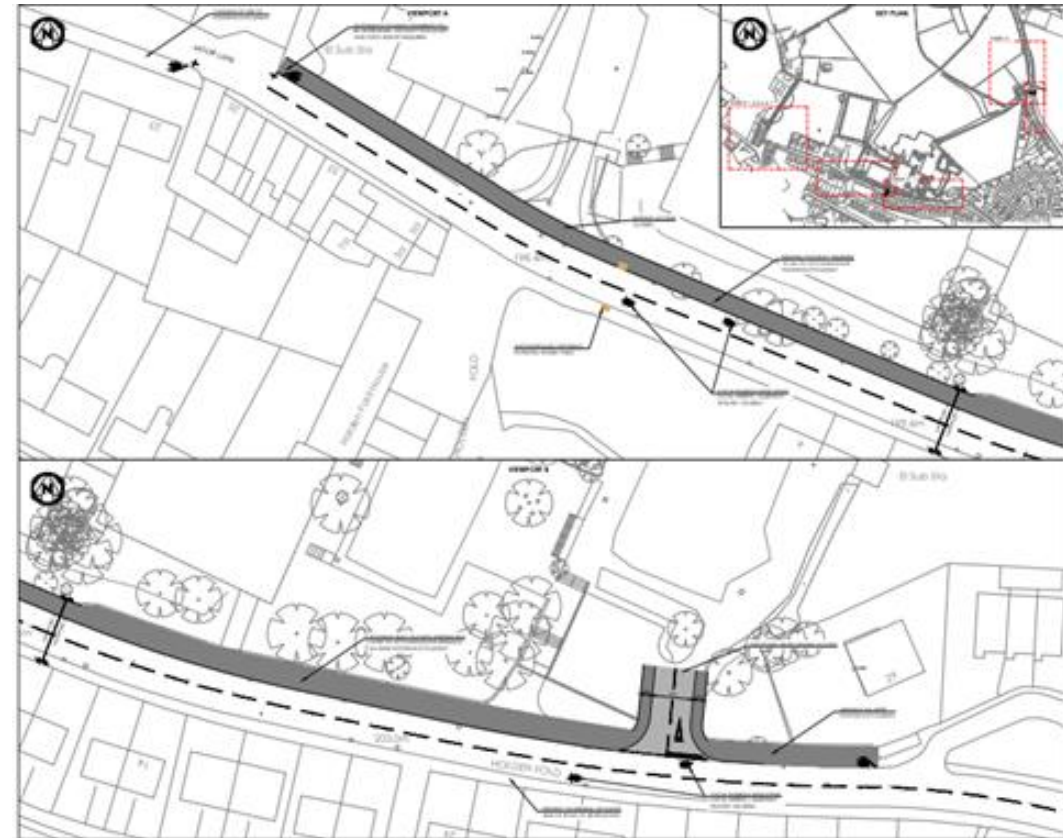
The preliminary roundabout design can be accessed via the data room. Bidders are asked **not** to cost the design presented. The final design will be available at the best and final stage. The preferred developer will be expected to deliver this access.

Holden Fold

The preliminary design can be accessed via the data room. Bidders are asked **not** to cost for the design presented. The final design will be presented at the best and final stage. The preferred developer will be expected to deliver this access.

Moor Lane/Knowle Lane

The preliminary design can be accessed via the data room. Bidders are asked **not** to cost for the delivery of this access design. Blackburn Council will deliver this element of highway works. The preferred developer will be required to make a S.106 financial contribution towards the delivery of the Moor Lane/Knowle Lane junction improvements, the sum will be made available at the best and final stage, but for clarity is not part of the £2,000,000 S.106 contributions already outlined.



Tender pack studies and reports

LeaHough
CHARTERED SURVEYORS

List of available technical information

1. Guidance Notes for Bidders
2. Offer Form
3. Draft Heads of Terms
4. Site Boundary Plan - CAD
5. Site Boundary Plan - PDF
6. Land Ownership Plan
7. Topographical Survey - CAD
8. Topographical Survey - PDF
9. Approved Masterplan
10. Phase I – Geo Environmental Desk Study
11. Phase II – Geo Environmental Study Final Report
12. Coal Mining report
13. FRA & Indicative Drainage Design
14. Level 2 Utility Study
15. Preliminary Ecological Appraisal
16. Ecological Appraisal – Appendix 1 Extended habitat Survey Map
17. Ecological Appraisal – Appendix 2 Ecological Desk Study
18. Ecological Appraisal – Appendix 2 to Desk Study – Bat Dataset
19. Ecological Appraisal – Appendix 2 to Desk Study – Flora & Fauna Dataset
20. Ecological Appraisal – Appendix 2 to Desk Study – Further Bat Dataset
21. Great Crested Newt Survey
22. Substation Dusk Bat Survey Results
23. Transport Assessment
24. Framework Travel Plan
25. Title Report
26. Affordable Housing Statement
27. Minerals Resource Assessment
28. Square Meadow Car Park Plan
29. Pre-liminary Off-Site Highways Designs
30. Indicative Development Programme
31. List of Supporting Documents

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Method of Sale

Lea Hough & Co in conjunction with P. Wilson & Co as appointed agents request that informal tenders are submitted on a conditional and/or unconditional basis. Bidders are requested to provide a layout and complete the offer form provided in the data room which will allow bidders to provide a summary of their approach to the scheme.

The site will be sold as a whole. If bidders wish to partner with other developers we request that bids are submitted by a lead partner and the other partner is identified in the form of offer.

The site will be sold freehold.

Legal Costs

We are requesting that the preferred developer pay the vendor's reasonable legal fees.

Data Room

A suite of technical information is available in the data room. Interested parties are asked to register their interest in the property by contacting Lea Hough at the Euxton office via gemma.murray@leahough.co.uk. A link to the data room will be issued to parties who register their interest.

Viewing Arrangements

Please contact Phil Mussell on 07851 246076 or phillip.mussell@leahough.co.uk or Simon Mair on 07971 425582 or simon.mair@pwcsurveyors.co.uk to make the necessary access arrangements.

Offer Date

All offers are to be submitted by noon Friday 13th May.

OFFERS ARE TO BE SUBMITTED BY EMAIL TO

phillip.mussell@leahough.co.uk

We request that offers are accompanied with a layout as per the guidance in the offer form.

VAT

The property is not subject to VAT

Declaration

One of the landowners is a family member of a consultant and former partner in Lea Hough & Co.

Misdescription Act

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

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

- All descriptions, plans, dimensions, references to condition 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 and P Wilson and Company 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

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