



HERITAGE ARCADE

Bacup Road, Rawtenstall BB4 7NG

Unique Residential Development Opportunity (Potential for Retail/Leisure use)

- Full detailed planning permission
- 42 luxury apartments
- Town centre location
- Offers in excess of £1,200,000



THE OPPORTUNITY



This is a unique redevelopment opportunity to acquire a landmark building in the heart of Rossendale town centre.

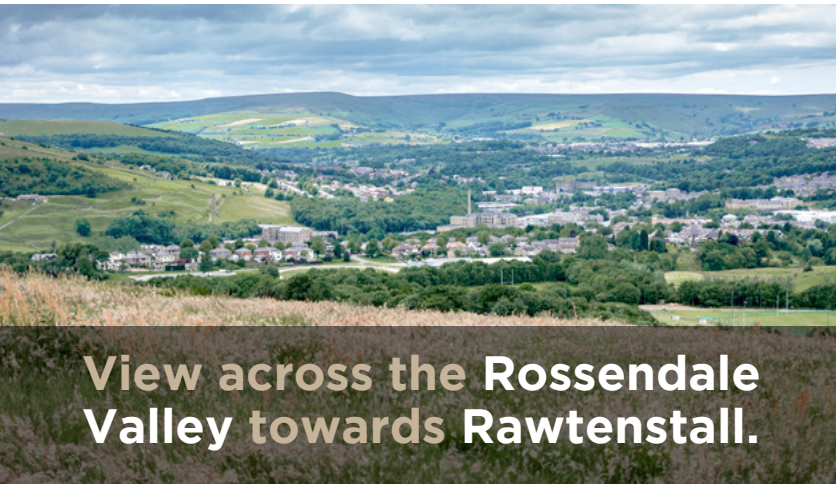
The striking former picture house and shopping centre, has been granted full planning permission to be partially demolished and redeveloped in to a **luxury residential scheme comprising 42 two bed apartments**, that can all be sold on the open market, with **dedicated car parking and landscaped private gardens** with support from Historic England and Rossendale Borough Council.

The site is opposite the recently redeveloped **Spinning Point**, which included the redevelopment of the old Town Hall and a new state of the art **Bus Transport Hub**. The Council's multi million pound investment in to this new scheme has significantly enhanced the town's success, attracting new visitors and residents to the area. Plans for the second phase are currently being considered.

RAWTENSTALL

Set in the South Pennine Hills, Rossendale provides commuters with good motorway connections with Manchester less than 20 miles away. Bury can be accessed by junction 2 of the M66 leading to the M60 and M62 and connections to Bradford and Leeds.

Heritage Arcade is situated on Bacup Road in the heart of Rawtenstall, opposite the attractive new £3.5 million bus station transport hub. The attractive yet strategic location of the town has led to a significant increase in demand from young couples and professionals wanting to benefit from country living but remain within easy access of the region's cities and business destinations.



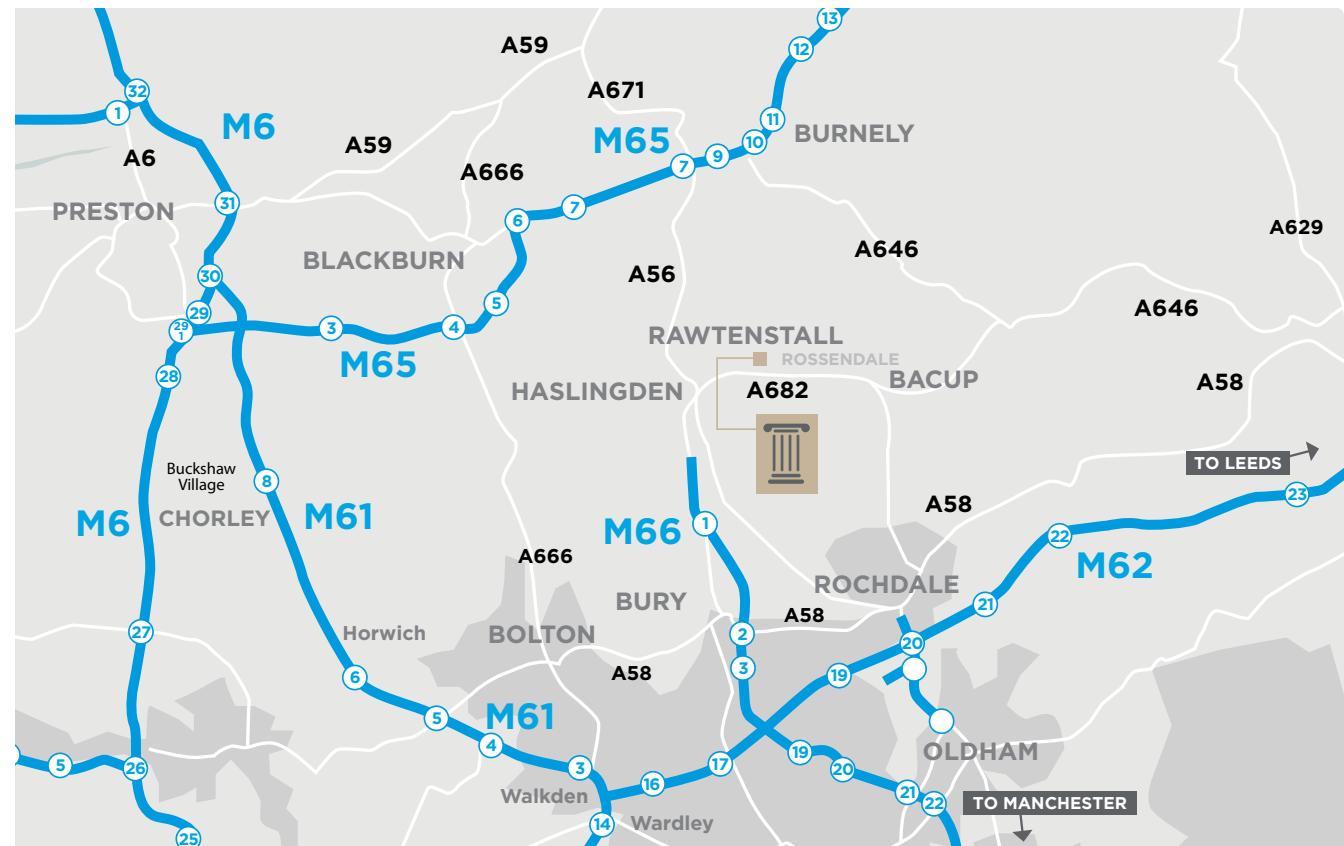
View across the Rossendale Valley towards Rawtenstall.

ROSSENDALE

POPULATION
Number of residents
71,000

Source Nomis 2021

EMPLOYMENT
Above the national average
Economically Active
37,800
In Employment
34,600



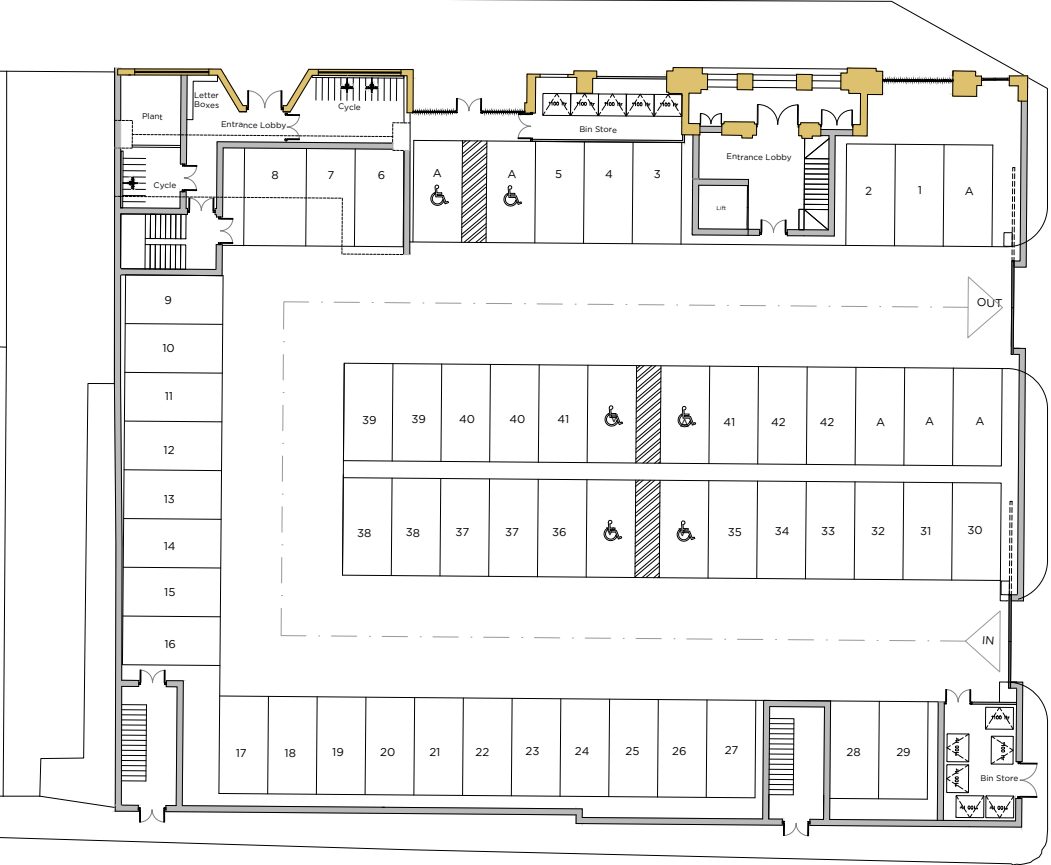


**Restored To Its Former Grandeur Providing
Modern Living & Exquisite Features.**



Ground Floor

Bacup Road

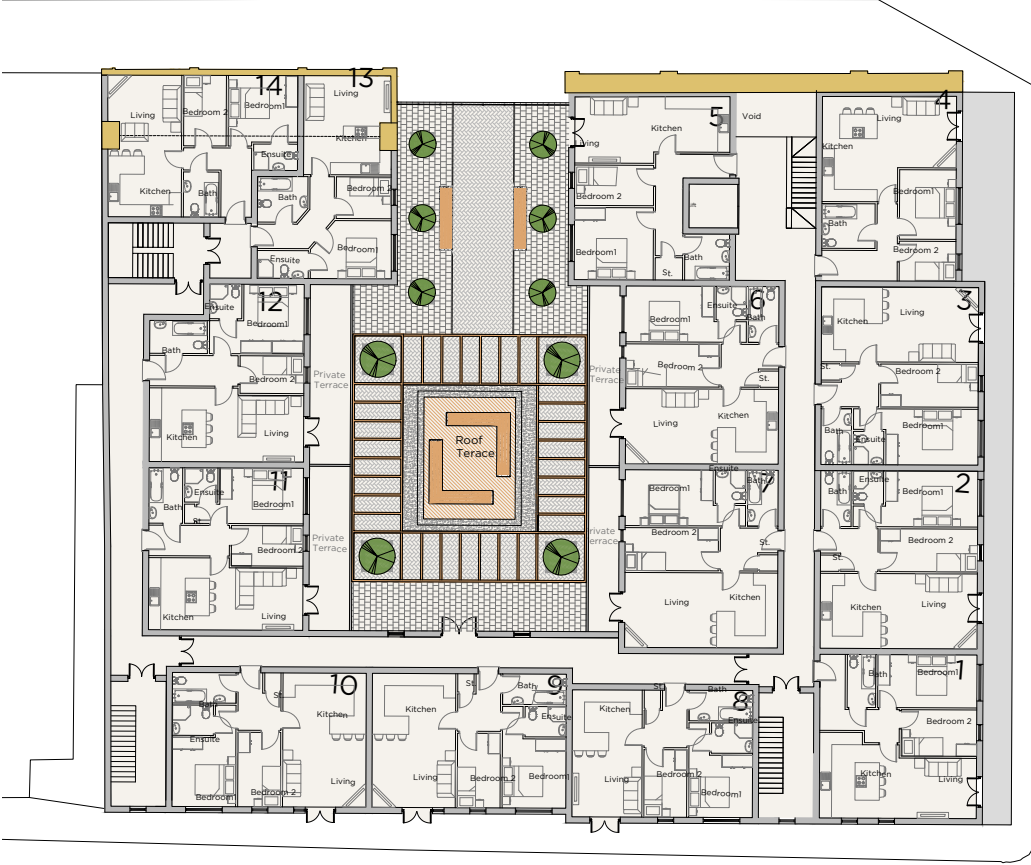


Longholme Road

Typical Upper Floor

*three upper floors

Bacup Road



Longholme Road



- **Dedicated car parking for all units**
- **Central town centre location**
- **Stunning landmark building**





PLANNING

Planning consent was granted in January 2021 by Rossendale Borough Council. Details of the permission and additional relevant documents can be found under the Rossendale Council Planning Portal reference number 2020/0018.

TENURE

The property is freehold.

FUTHER INFORMATION

For further information please contact either.

PRICE

Inviting offers around £1,200,000.

VAT

VAT is applicable..



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