

RiverSide

BARROWFORD ROAD, BARROWFORD, BB9 6QF



Business Parks



NELSON & COLNE COLLEGE

J13 M65

VANTAGE POINT

KELD

RiverSide

VANTAGE COURT

A6088 BARROWFORD RD.

FOR SALE

Prominent Roadside c.3 Acre
Development Plot

(Subdivision of Plots May be Available)

Prominent roadside c.3 acre development plot (capable of subdivision);

Previously 2013 consented scheme for pub, hotel, children's day nursery and office uses;

Adjacent to Vantage Court Business park in close proximity to J13 of the M65;

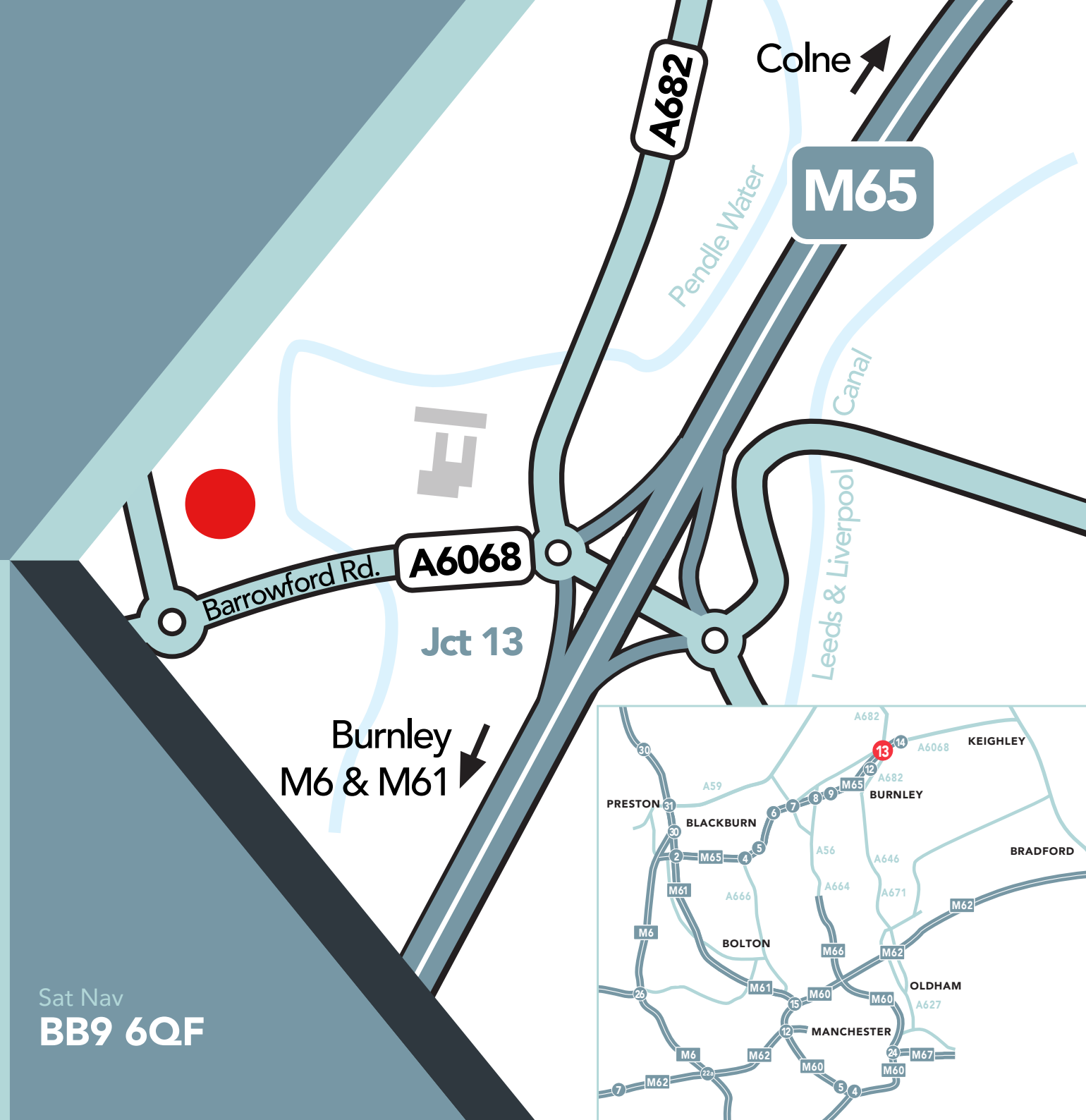
Significant regeneration surrounding the site includes c.240 residential homes currently under construction.

LOCATION

The M65 provides direct access to the M6 and M61 south of Preston with the M66 and M60 also in close proximity. The subject plot fronts the roundabout and A6068 Barrowford Road forming the main route to Junction 13 of the M65. Barrowford Town Centre and Nelson Town Centre are within 1 mile to the north and south east respectively.

Vantage Court Business Park is located adjacent and comprises 5 office high quality modern purpose-built office buildings located around a central car park. Fronting Riverside is Keld, a new 239 design led housing development by Northstone Homes. A new 37,000 sq ft employment scheme has recently received planning permission on the adjacent plot to the north east of the site. Nelson and Colne College is located close by and is attended by approximately 2,400 full-time students and 15,000 part-time students.

Sat Nav
BB9 6QF



DESCRIPTION

The subject plot comprises a highly prominent and visible plot fronting A6088 Barrowford Road. The c.3 acre / 1.24 hectare is a flat and broadly triangular site with a proposed access road directly onto Riverside.

The site would suit a range of development uses, which could include care home, pub / restaurant, coffee or restaurant drive thru, retail convenience store, children's day nursery, lodge hotel or office uses. The site could be divided into smaller development plots and disposed of individually (subject to deal and structure).

PLANNING CONSENT

The site benefits from a historical planning consent from Pendle Borough Council for 5,826 sq m / 62,000 sq ft of mixed use development for hotel, pub restaurant, children's day nursery and offices under planning consent reference 13/13/0462P. Please see rear page for the previous scheme breakdown.



KELD - A New 239 Dwelling Housing Development

VANTAGE POINT - 37,000 sq ft Employment Scheme (Planning consent just obtained)

VANTAGE COURT BUSINESS PARK

RiverSide



KELD - a new 239 dwelling housing development

PENDLE WATER

M65

NELSON & COLNE COLLEGE

A6088 BARROWFORD RD.

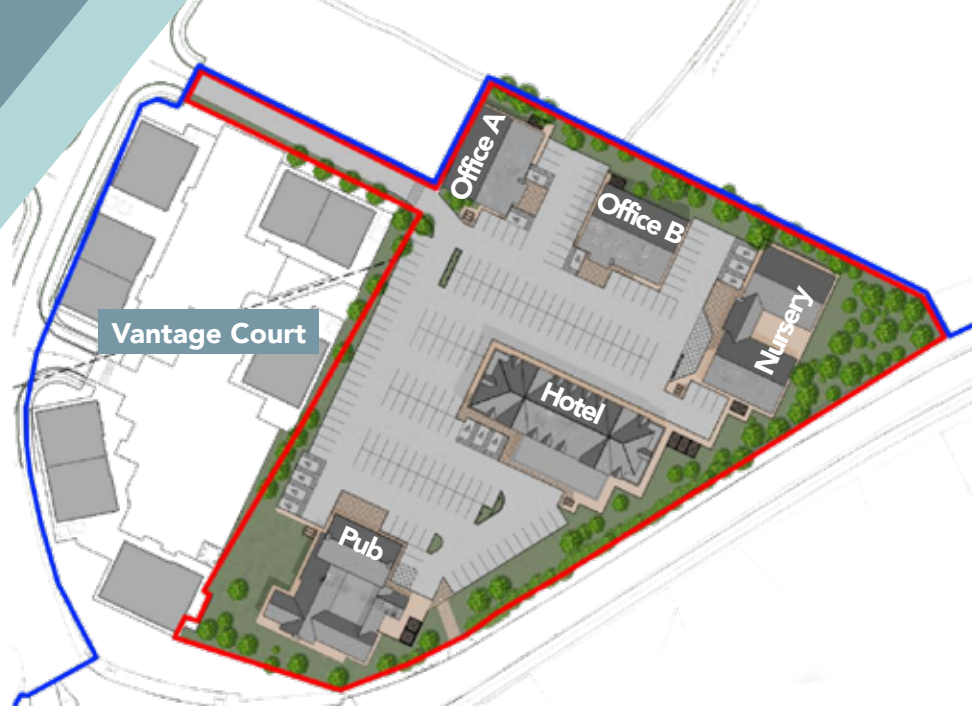
Vantage Point

RiverSide

VANTAGE COURT

RiverSide

BARROWFORD ROAD, BARROWFORD, BB9 6QF



PREVIOUS CONSENTED SCHEME

Office Unit A	890.4 sq m (9,580.7 sq ft) over three storeys
Office Unit B	890.4 sq m (9,580.7 sq ft) over three storeys
Crèche/Nursery	500 sq m (5,380 sq ft) single storey
Hotel	2,778 sq m (29,891.2 sq ft) over four storeys
Public House	768 sq m (8,263.7 sq ft) over two storeys
TOTAL	5,826.8 sq m (62,696.3 sq ft)

ALL ENQUIRIES:

For further information or to arrange an inspection of the site, please contact the retained agents:

Nolan Redshaw
0161 763 0828
www.nolanredshaw.co.uk

LBL Real Estate
licenced | beds | leisure

Paul Nolan
0161 763 0822
0771 178 8325
paul@nolanredshaw.co.uk

Nick Huddleston
0161 327 3685
07791 251745
nick@lblrealestate.co.uk

Disclaimer: Nolan Redshaw Ltd and LBL Real Estate Ltd, on its behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Nolan Redshaw Ltd and LBL Real Estate Ltd uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Nolan Redshaw Ltd and LBL Real Estate Ltd, as such cannot be held responsible for any loss or damage without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of Nolan Redshaw Ltd and LBL Real Estate Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Published October 2022.