

FOR SALE

Barnes Square Sunday School & Former Church Site

Identified as Suitable for Development of Clayton-le-Moors "Village" Centre i.e. Retail, Healthcare and Local Community Use



Front Elevation – Existing Building – Church Street

- Site area 0.16ha – 0.4 acres
- Existing buildings gross internal footprint of 375m² (4042ft²)
 - Approval for demolition of existing building secured
 - Former Church demolished several decades ago
- Prominent "village" centre location fronting Barnes Square with flank frontage to Church Street
 - Strategically important Redevelopment Opportunity for Clayton-Le-Moors

DESCRIPTION

Initial expressions of interest are invited from developers for this Building and Strategically important site which lies within the defined shopping area of Clayton-le-Moors in the adopted Hyndburn local plan and has been identified in the Council's Core Strategy Policy A3 as "the centres of Clayton-le-Moors and Oswaldtwistle will be developed for a range of facilities to support their local communities". Such facilities include shops serving local needs, medical facilities, libraries and communal meeting rooms and/or mixed use including an element of residential.

Hyndburn Borough Council determined that an application for prior approval for the proposed demolition of the remaining buildings on site is not required (dated 8th November 2012) subject to Condition 1 – Development must be carried out within 5 years of the date of this decision and Condition 2 – The development must be carried out in complete accordance with the plan and details submitted.



This is a prominently sited potential redevelopment site within a well-defined township – Clayton-le-Moors offering scope for a wide range of either single or multi-use development. Initial offers and expressions of interest are invited on a “subject to satisfactory detailed planning consent” basis.

The site is being offered for sale by the Methodist Church Trustees who, through their appointed agents, will cooperate fully in relation to establishing the history of the site and its archaeological importance in any redevelopment scheme.

Tenure

Advised freehold and free from encumbrances.

Planning Authority

Hyndburn Borough Council
Planning Office
Scaitcliffe House
Ormerod Street
Accrington
Lancashire
BB5 0PF
Email: planning@hyndburnbc.gov.uk

Offers

Offers and expressions of interest, subject to planning permission, to be submitted to the sellers sole agent – Lea Hough & Co, Blakewater House, Phoenix Park, Blakewater Road, Blackburn, Lancashire, BB1 5RW.



Side Elevation overlooking Church/Graveyard Site



Rear Elevation to Church Back Street



Rear Elevation to back Church Street



Barnes Square site frontage

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.

Ref: P.612 - Feb 2013