

On behalf of
Ruttle Plant Holdings and Holden Homes



POLE LANE DARWEN

SALES PARTICULARS

DESCRIPTION

The land extends to 5.6 ha (13.8 acres) or thereabouts ("the Land") and has the benefit of a Resolution to Grant Planning Permission, subject to the completion of the s106 Agreement, for up to 133 residential dwellings. The means of access to the Land has also been approved.

Plans of the subject land, the planning application documents and the access details are included in the Information Disk enclosed.

LOCATION

The Land is situated off Pole Lane, approximately 1.2km from Darwen town centre and on the south east edge of the urban area.

The Land slopes gently to the south and provides extensive and attractive views across the adjoining open countryside, much of which is protected by Green Belt. The Masterplan seeks to make best use of the attractive and desirable outlook.

The Land is within walking distance of the well-regarded St. Peter's and St. Barnabas's Primary Schools, as well as the Darwen Aldridge Community Academy.

The facilities in Darwen town centre, including a Sainsbury's supermarket, are also within close proximity.

PLANNING

The application site has previously been the subject of an unsuccessful application and appeal, however a resolution to grant has been granted following an application made in September 2012. Full details of the planning application are included on the Information Disk.

The application Masterplan makes provision for upper market and executive housing on the Land and the delivery of this product has been an important factor in the support of Blackburn with Darwen. Interested parties will be expected to continue with this approach in any future Reserved Matters application.

ACCESS AND SERVICES

Direct vehicular access to the site is to be gained from Pole Lane, providing excellent access to Darwen town centre, Bolton Road (A666) and Blacksnape Road.

Frontage plot access, as well as further pedestrian and cycle links, are envisaged to Spring Meadows, which abuts the site to the southern and eastern boundaries.

A full Transport Assessment has been completed and is included on the Information Disk.

Supplies of gas, water and electricity, together with media servicing, are understood to be available in Pole Lane. Details of their location are provided on the Information Disk, however the Purchaser would need to satisfy themselves as to their adequacy for serving the development.

REMEDIATION AND EARTHWORKS

Geo-environmental investigations have been undertaken on behalf of the owner and the subsequent reports are included on the Information Disk.

ECOLOGY

A wildlife buffer is required to the northern and eastern boundaries, but generally the site is of limited ecological value. Details of the Ecological Assessment and conclusions are included on the Information Disk.

ENERGY

The future development will be required to reduce its carbon emissions by 10%. This can be achieved either through the use of on-site renewable or low carbon technologies, or through the use of additional building fabric insulation measures.

FLOOD RISK

The site is wholly within a Flood Zone 1 area and therefore the risk of flooding is low. A public surface water drain is located in Pole Lane. A Flood Risk Assessment is included in the Information Disk for further details.

S106

The S106 Agreement is currently being negotiated by the landowners with Blackburn with Darwen, with completion of the document expected shortly.

However, until advised of the agreed S106 details, parties should make no allowance for any Affordable Housing or S106 provision.

TENURE

Freehold.

SALES PROCEDURE

The Vendors would prefer a sale of the whole of the land in one parcel.

Offers for the Land should be submitted in writing to Lea Hough & Co.

The offer should be on the basis that:

- Completion to occur following the grant of a Reserved Matters consent, to be obtained by the purchaser.

Ref:DB/P.498/10.06.15

Misdescription Act:

Your attention is drawn to the following notice.

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