

# Freehold Development Land For Sale



Land off Northcote Road, Langho, Blackburn

Residential Development Opportunity – in the heart of Ribble Valley

(0.4 ha / 0.98 acres)

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## The Opportunity

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Exciting opportunity for an SME developer to acquire c. 10 residential development plots. This greenfield site is located at the north-eastern end of the Lancashire village of Langho. The site is close to the railway station offering services to Manchester Victoria, Salford Central, Blackburn and Clitheroe amongst others. The site is allocated for residential development in the Housing and Economic Development Plan October 2019 (site allocation HAL 6).

## Langho

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Langho is a small rural village 5 miles North of Blackburn in the Ribble Valley, Lancashire, England. There are 2 schools within 1 mile from the site. Langho itself benefits from having its own rail station which offers connections to Manchester Victoria, Salford Central, Blackburn, Clitheroe. The town also has various other important services such as child day care centre, pharmacy and a church.

The Northcote Hotel is situated off the A59 round-about to the north of the site. The site is also close to a large luxury development 42 homes on Longsight Road called Northcote Park by Pringle Homes. 4- and 5-bedroom homes are available on this scheme from £725,000.

## Site Description

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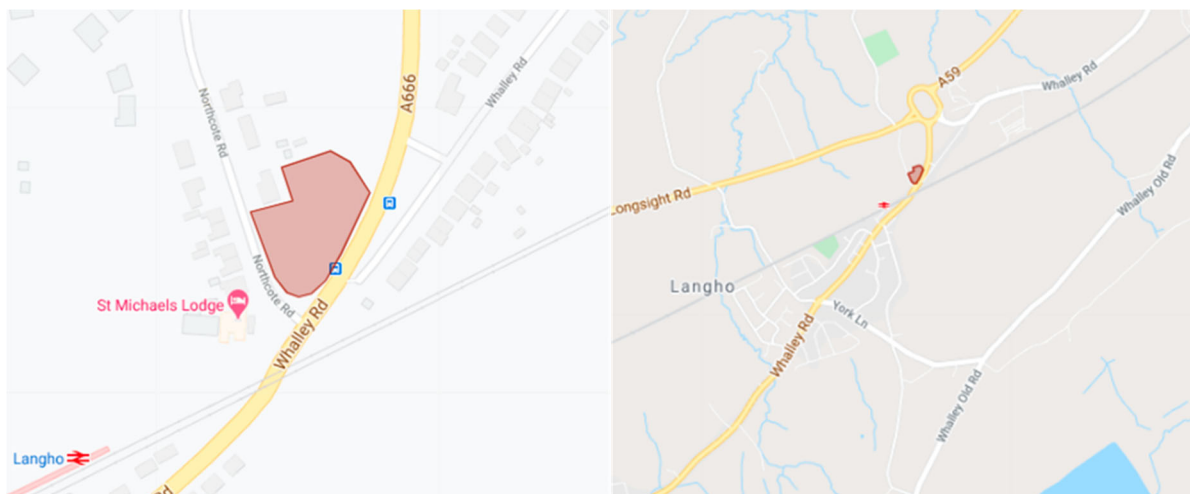
The site is bounded by Whalley Road (A666) to the south and east boundary, Northcote Road to the west and existing residential property / paddocks to the north. The A666 links directly into the A59 Northcote roundabout.

The site is less than 200m from Langho train station that runs half hourly trains to Manchester and Clitheroe. There are 2 bus stops adjacent to the site which run 5 bus services hourly.

The site measures approximately 0.4 ha (0.98 acres) in size and is greenfield in nature. There is a row of mature trees that provides cover from Whalley Road / A666 on the east and north-east periphery of the site. Northcote Road is an access road only which is blocked to vehicles at its northern junction with the A59 and has been realigned at the southern access to St Michaels Lodge.

The site is just over 2 miles north-west of Great Harwood where on Queen Street there is a Morrison's supermarket, Tesco Superstore and Aldi supermarket.

## Site Location Plan



Source: Google Maps

## Planning Context

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The site benefits from being allocated for 10 dwellings (HAL 6) within the Ribble Valley Borough Local Plan 2008 – 2028, Housing and Economic Development – Development Plan Document, adopted 15<sup>th</sup> October 2019.

HAL6 states that:

*The development area is approx. 0.4 hectares and the site capacity is 10 dwellings. The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria.*

The Ribble Valley Core Strategy 2008 – 2028, A Local Plan for Ribble Valley Adoption Version, December 2014 sets out Key Statements in respect of the housing mix and affordable housing.

### KEY STATEMENT H2: HOUSING BALANCE

*Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment. Determination of planning applications for residential development will be informed by the most recent Housing Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough as well as reference to relevant housing market information as appropriate.*

### KEY STATEMENT H3: AFFORDABLE HOUSING

*Within the settlement boundaries of Clitheroe and Longridge, on housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of*

affordable, local needs housing will be required on all schemes. The Council will seek affordable housing provision at 30% of units on the site. The Council will use open book viability assessments, provided at the developer's cost, within its consideration of affordable housing provision particularly where thresholds are not being met. In all other locations in the borough, on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the council will require 30% affordable units on the site. The Council will only consider a reduction in this level of provision, to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision to the council's satisfaction.

We advise you enquire with the local planning authority for further clarification in respect of planning.

## Indicative Layout

The following layout is indicative only and has not been tested with the Local Planning Authority.



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## Tenure and Terms

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The site is currently held by our client. The site will be sold freehold and with full vacant possession.

## Viewing and Further Information

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The site can be viewed from the roadside. For further information or to discuss the site please contact:

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