

Project Experience

Land off Northcote Road, Langho – Development Management & Agency



Outline

AspinallVerdi were appointed by a landowner to appraise and manage on their behalf (at first) development of a 0.98 acre (0.4 ha) site which then following changes in the market AspinallVerdi began marketing the site for disposal.

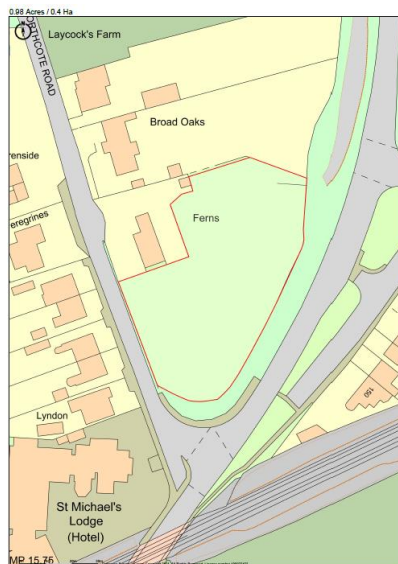
Langho is a small rural village situated 5 miles north of Blackburn in the Ribble Valley, Lancashire. The site is allocated within the Ribble Valley Housing and Economic Development Plan (Oct 2019) under Policy HAL6 for the delivery of up to 10 dwellings. The site is subject to a 30% onsite affordable housing contribution (3 units).

The site occupies a prime position in the village within walking distance of the local train station offering rail connections to Blackburn, Rochdale, Clitheroe and Manchester Victoria. The site also benefits from picturesque views of Pendle Hill.

Services Provided

During this commission the services we have provided thus far are:

- Property market research
- Development management advice
- Planning policy due diligence
- Liaising with planning officers on pre-app advice
- Development/viability appraisal
- Designed marketing particulars, press advertisement and marketing boards
- Fielded buyer enquiries and set up enquiry database
- Negotiation with preferred buyer
- Drafted Heads of Terms for exchange subject to planning



Outcome

The site is currently in the process of exchanging with a preferred buyer (an SME developer) who aims to deliver a 10 unit, policy compliant scheme.

