

Riverside

Reedyford, Nelson, Lancashire BB9 8LW

Mill

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN NELSON



Riverside Mill

The site presents a great opportunity for residential development in the centre of Nelson.

6.79 acres (2.75 hectares)
with outline planning
consent for 140 dwellings

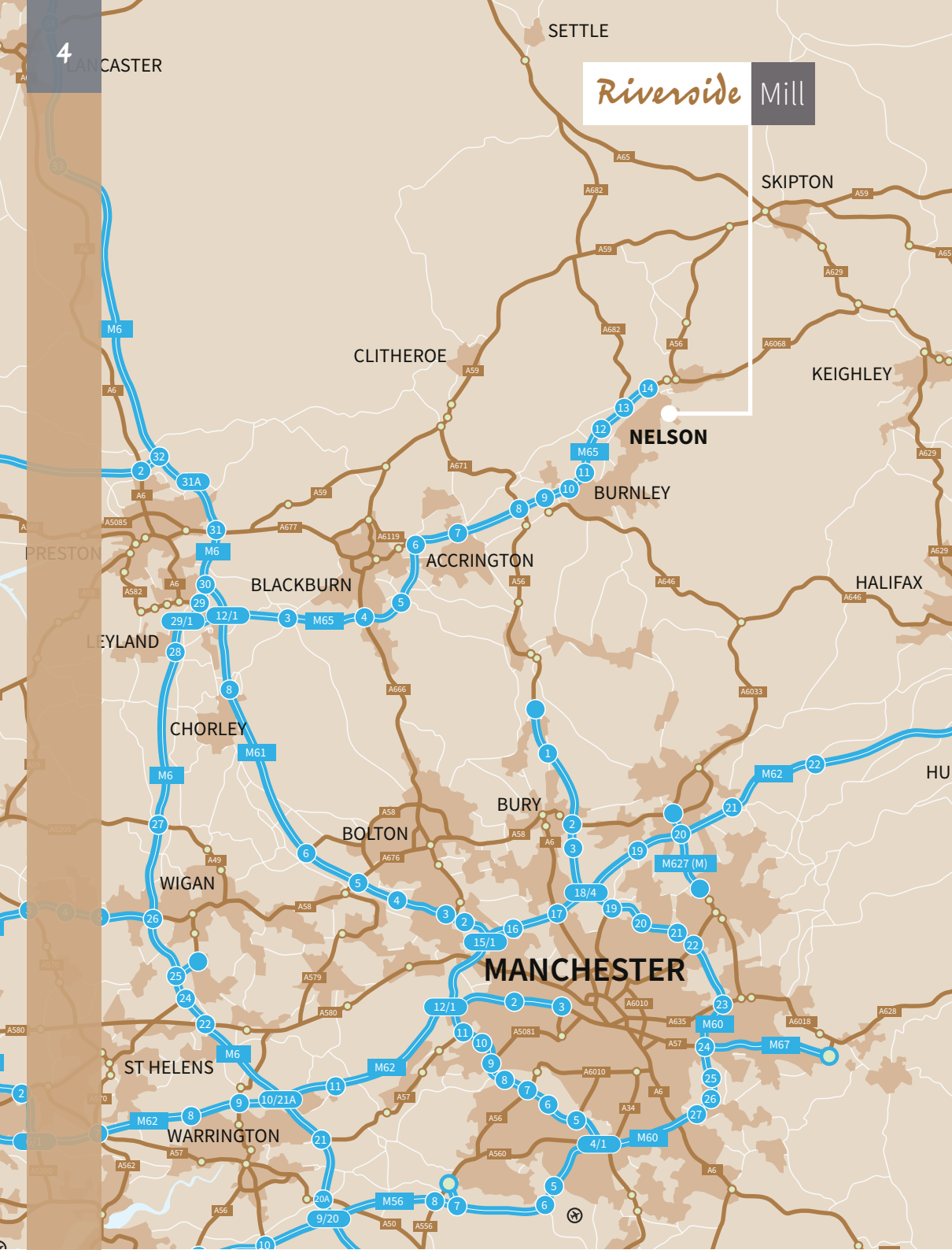
Site masterplan

JLL, on behalf of Foxfield Developments, are proud to present and offer for sale this prime residential development opportunity.

- Benefit of Outline Planning Consent up to 140 dwellings.
- Freehold tenure
- Nelson town centre and all its amenities are within walking distance

Comprehensive offers are being sought from housing developers who can demonstrate an exemplary track record of acquiring and delivering high quality development on similar opportunities.





Location

Mainly level site within access points from Reedyford Road and Charles Street which also has boundaries to Crawford Street and Baker Street.

Transport

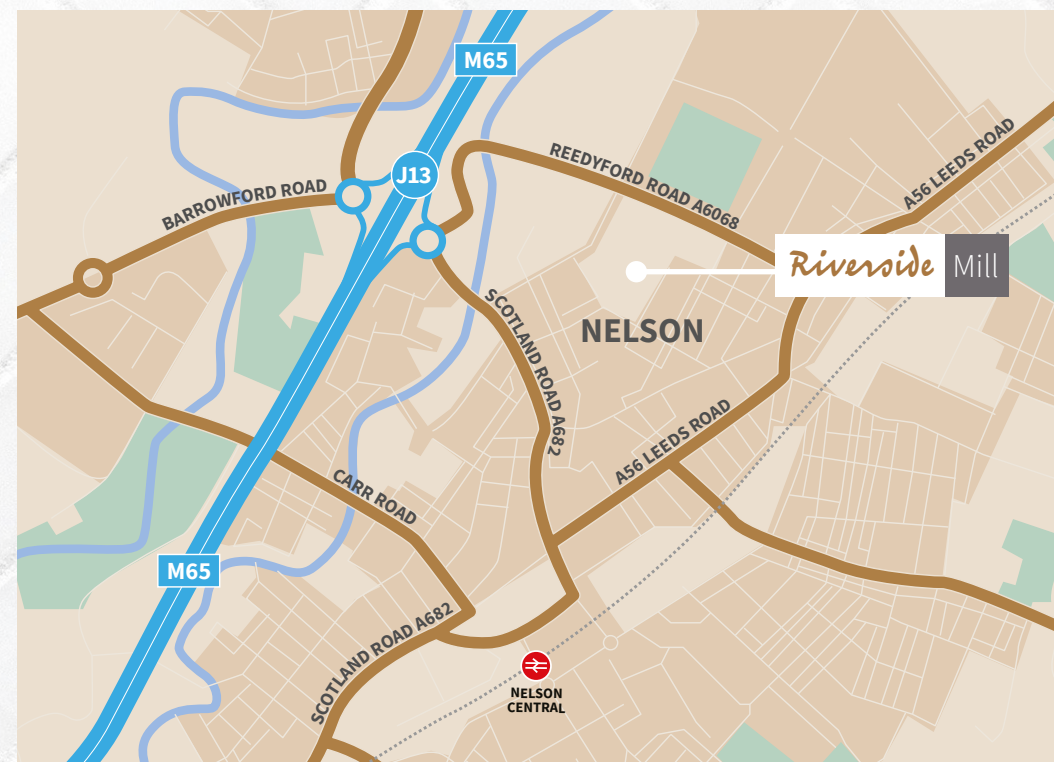
Nearby train stations

Nelson 0.6mi

Colne 1.4mi

Brierfield 1.7mi

Nelson town centre is within walking distance of the site.



Planning

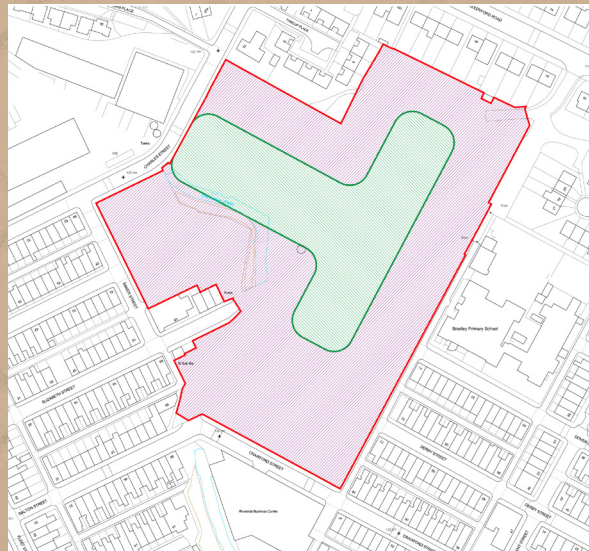
An outline application was submitted on the 11th of November 2022 for Residential development of up to 140 dwellings (access only) Site Of Former Riverside Mill And Land Bordering With Charles Street And Baker Street Reedyford Road Nelson Lancashire (Ref: **22/0774/OUT**). The application is for erection of up to 140 dwellings.

Planning Obligations

There is no prescribed level of affordable housing in Pendle and the selected developer will be required to submit a viability assessment to determine the number of affordable homes that should be delivered. The tenure split of the affordable dwellings should be 80% social rented and 20% intermediate housing. No development to commence until the s106 has been confirmed.

Tenure

The site is held part freehold and part leasehold. Land registry details are available for consideration within the dataroom.



Ground Conditions

A phase I and a phase II investigation report is available for interested parties to satisfy themselves as to ground conditions prior to entering a purchase contract.

Services

It is understood all mains services are available. However, interested parties should carry out their own due diligence, the purchaser will satisfy themselves before entering a contract to purchase.

Additional Information

A full information pack is available to download via a dedicated electronic data room please request link from the agents.

Riverside Mill

Proposals

Comprehensive and preferably unconditional bid proposals are being sought by a specific date to be confirmed separately. Proposals should include the following and to be in the prescribed order;

1. Precise and full purchaser details including track record of acquiring similar opportunities.
2. Full proposal details including layout and accommodation schedule.
3. Offer price and payment profile. VAT will be applicable to the purchase price.
4. Proposed timescales and details of pre-contract due diligence, exchange and completion of purchase.
5. Confirmation of internal approval procedure.
6. Conditions if any.
7. Full financial details confirming method of funding the land purchase.
8. Solicitor contact details.

Conditions

Written offers are to be submitted to the selling agent via email.

- All offers to be submitted by a date to be confirmed separately.
- The vendor does not undertake to accept the highest or any offer.
- A deposit equivalent to 10% of the purchase price will be payable on exchange of contracts.
- An Overage provision will be implemented in the event of an onward sale prior to development and/or additional development being gained.
- The selected purchaser will need to be validated for money laundering regulations.

Viewing

The site is open to see from the public highway, however on-site inspection is strictly by appointment with joint selling agents.

Contact



John Lafferty

07816 871658

John.lafferty@jll.com

Alex Isles

07395 833197

Alex.isles@jll.com

© Crown Copyright 2023. All rights reserved. Promap licence number 100020449. Jones Lang LaSalle licence number 100017659. This plan is published for the convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract.

Disclaimer - JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law Copyright © Jones Lang LaSalle IP Inc. February 2023. All rights reserved.