

Riverside Mill

Reedyford, Nelson, Lancashire BB9
8LW

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 planning permission for 140 dwellings

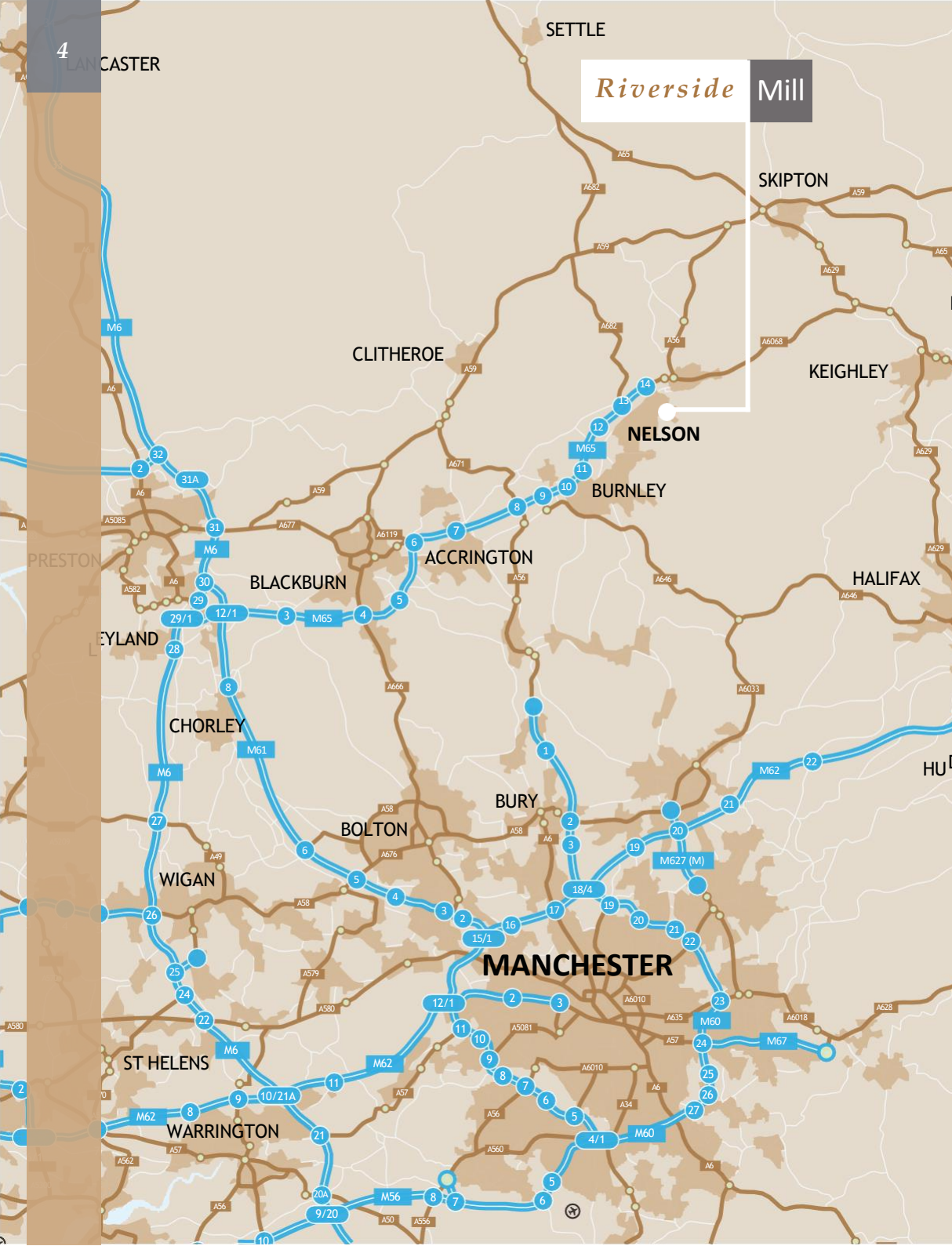
Site masterplan

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

- Benefit of Planning Permission with conditions for 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.

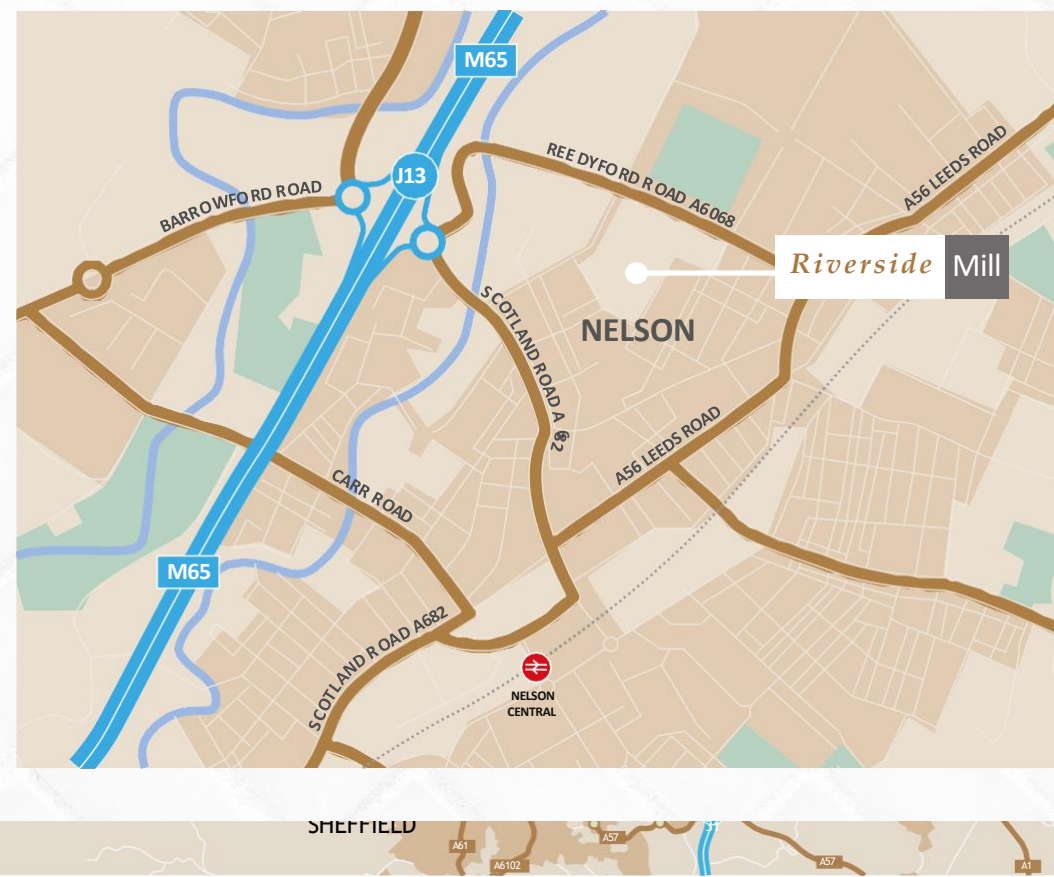
Existing and proposed residential developments, in proximity to the subject site include, The Keld by Northstone and Further Clough Head by PEARL Together.

Transport

Nearby train stations

Nelson	0.6mi
Colne	1.4mi
Brierfield	1.7mi

Nelson town centre is within walking distance of the site.



Planning

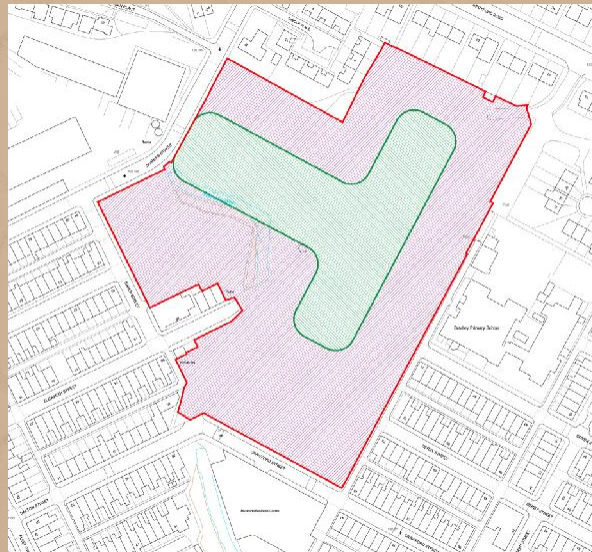
Planning Permission was approved with conditions, on Thursday 21st December 2023, for the residential development of up to 140 dwellings (access only) at the former Riverside Mill site and land bordering with Charles Street and Baker Street, Reedyford Road, Nelson, Lancashire (Ref: **22/0774/OUT**).

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. Unless otherwise agreed in writing by the Local Planning Authority, the S.106 has stipulated that the said obligation shall comprise an education contribution.

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

Louis Mills

07707 167490

Louis.Mills@jll.com

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