

Land at Hapton

ACCRINGTON ROAD, HAPTON, BURNLEY BB11 5QL

Prime Development Opportunity, Hapton, Burnley



KEY HIGHLIGHTS

- Prime development opportunity in Hapton, in close proximity to Burnley and Blackburn.
- Site extends to 4.58 acres (1.85 hectares)
- Freehold sale with Vacant Possession
- The site offers development potential for a variety of uses including C2 or C3 residential schemes, subject to obtaining the necessary planning permissions.

PROPOSAL

Savills has been instructed to invite offers for the property through an Informal Tender process. All proposals will be assessed on their individual merits. Please note that our client is not obliged to accept the highest offer, or indeed any offer received.

THE SITE

The site comprises a vacant parcel of land extending to approximately 4.58 acres, with direct access from Accrington Road in Hapton, Burnley. It is positioned adjacent to the Hapton Inn and a small cluster of two-storey residential dwellings.

The land is currently classified as Grade 4 agricultural, indicating limited agricultural productivity and supporting its suitability for alternative uses, particularly residential development.

The site is well-suited for the delivery of a mixed residential scheme, which could include a combination of one, two, and three-storey family home. Alternatively, the site may be appropriate for specialist accommodation, such as extra care housing or retirement living.

LOCATION

The site is prominently located off Accrington Road in Hapton, on the outskirts of Burnley, Lancashire. Positioned within approximately 4 miles east of Burnley town centre and the M65 motorway, the location offers strong regional connectivity to Blackburn, Preston, and the wider North West.

Hapton railway station, situated nearby, provides direct rail links to Burnley and Blackburn. The surrounding area is a mix of residential and semi-rural landscapes, with local amenities including shops, schools, and public houses within walking distance.

SALES PROCESS

In the first instance, we would invite parties to confirm their interest via e-mail to joanne.young@savills.com. Thereafter, you will be provided with the necessary technical legal and planning information that is available.

You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, to Ed Rooney and Evie Clarkson by the confirmed tender deadline date.



PLANNING POSITION

The site falls under the jurisdiction of Burnley Council. While all development proposals will be considered, they must be consistent with current planning policy.

DATA ROOM

Planning, legal and technical information about the site is available to interested parties through a secure data room. Access details should be requested from joanne.young@savills.com.

Savills will review all registration details of interested parties, prior to providing access to the data room. Savills reserves the unconditional right to decline individual data room access requests.

TENURE

The site is held under freehold title.

VIEWINGS

The site may be viewed from the roadside however accompanied viewings can be arranged. Please contact Evie or Ed on the details below.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs in relation to the transaction.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the land.



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