

# FURTHER CLOUGH HEAD

Fantastic Residential Development Opportunity





Pendle has a rich and diverse history, ranging from the Iron Age to the industrial age, and has been an important gateway between Lancashire and Yorkshire for generations.

The Leeds and Liverpool Canal, turnpike roads and railway were established in the late 18th century and today the main settlements, including Nelson and Colne, are situated along the M65 / railway corridor.

Almost 62% of the borough is officially designated as open countryside, with the three peaks of Pendle (557m), Weets (397m) and Boulsworth (517m) overlooking a gently rolling landscape. Tourism provides an increasingly important contribution to the local economy.

Our Green Flag parks, plus a variety of sports and recreation facilities, including cycling facilities, sports pitches, gyms, swimming pools and golf courses allow people to participate in a wide range of activities that help to support healthy lifestyles.

We have a good range of local primary schools and £52m has been invested in new secondary schools through the Building Schools for the Future programme. Nelson & Colne College is rated outstanding by OFSTED and local access to Universities such as UCLan is available through teaching centres.

Pendle's age demographic tends towards a younger population and there is a clear requirement for good quality sustainable homes to meet the needs of our families.



Situated on the southern fringe of Nelson, yet only one mile from the M65, the site occupies an elevated position on the edge of the Pennine uplands with far reaching views towards the impressive Pendle Hill.

Owned freehold by Pendle Council, the site provides the developer with an opportunity to capitalise on the characteristics of the landscape to create a distinct and sustainable new housing offer.

As housing development activity is increasing in the borough, Pendle Council believes that it is the appropriate time to bring forward this opportunity.

We are prepared to be flexible in disposal arrangements for the site.

Outline planning permission was obtained in November 2017 for up to 200 dwellings, with open space provision, estate roads, landscaping and emergency access road (access only).







The site is accessed from Marsden Hall Road South, to the north of the site, via the popular private development on Pinewood Drive, which was constructed 10-15 years ago.

The majority of the 10 Ha site has previously been used for agricultural grazing, whilst the remainder comprises the naturalised valley of Clough Head Beck. There has been some past mining activity and a former landfill tip occupied a small part of the site.

A Masterplan has been prepared for the site. It indicates that approx. 7 ha of the site is developable for housing; whilst the undevelopable land, such as the wooded valley, offers the potential for green infrastructure improvements.

Mains services are available in the vicinity of the site, however the developer should satisfy themselves that the location and capacity of these is appropriate.







We are currently seeking expressions of interest through our partner Liberata Property Services. Further information is available at [www.pendle.gov.uk/housing/landforsale](http://www.pendle.gov.uk/housing/landforsale)

Various surveys & assessments have been carried out as a part of the planning process and more information is available at [www.pendle.gov.uk/housing/furthercloughhead](http://www.pendle.gov.uk/housing/furthercloughhead)

Pendle does not have a Community Infrastructure Levy (CIL) policy.

The site is not elected for VAT

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**Liberata**  
Property Services



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## FURTHER INFORMATION

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