

**NORTHERN  
LAND AGENCY**

# RESIDENTIAL DEVELOPMENT SITE **FOR SALE**

HECKENHURST AVENUE, BURNLEY **BB10 3JN**

Approx.  
**3.5 ACRES**

Allocation for up to  
**35 residential  
dwellings**

On the instructions of



## LOCATION

Heckenhurst Avenue is located between Pike Hill and Worsthorne approximately 3km to the east of Burnley town centre.

The site is surrounded by existing residential accommodation to the south and open countryside to the north, east and west.

The southern edge of the site is bounded by Riddings Avenue with the site being accessed in its south eastern corner from Heckenhurst Avenue.

The entirety of the site is located within the jurisdiction of Burnley Borough Council.

The site is accessed via Heckenhurst Avenue

PIKE HILL

BURNLEY TOWN CENTRE

BURNLEY F.C.

3.5 ACRE RESIDENTIAL DEVELOPMENT SITE

Riddings Lane



# CONNECTIVITY



**Burnley Manchester Road Station** is located approximately 2 miles to the east of the site, providing regular direct access to Manchester City Centre in 46 minutes.



**Burnley Barracks Station** is located less than 2.5 miles to the east providing regular, direct access to Preston City Centre in 35 minutes.



The **M65** is easily accessible to the west at Junction 10 and 11, providing access to the North West's motorway network.

## HECKENHURST AVENUE BB10 3JN

### 3.5 ACRE RESIDENTIAL DEVELOPMENT SITE



The Singing Ringing Tree



Townley Hall

# DESCRIPTION

United Utilities' ownership extends in a dog leg to the north and then west of Riddings Avenue and Heckenhurst Avenue extending to approximately 12 acres.

The allocated area, which is the area being brought to the market, comprises the area of the site nearest to the existing development, it extends to approximately 3.5 acres.

To the immediate south of the site, running along the back of Smithyfield Avenue, there is a further allocated piece of land under allocation HS1/30. This area benefits from an allocation for 30 units and is currently subject to a planning application for 38 age-restricted dwellings.

The site benefits from open countryside views to the north, east and west, whilst also benefitting from easy access to the amenity provision of Burnley town centre via Brownside and Brunshaw Road respectively.



Indicates the allocated land



Indicates the wider ownership



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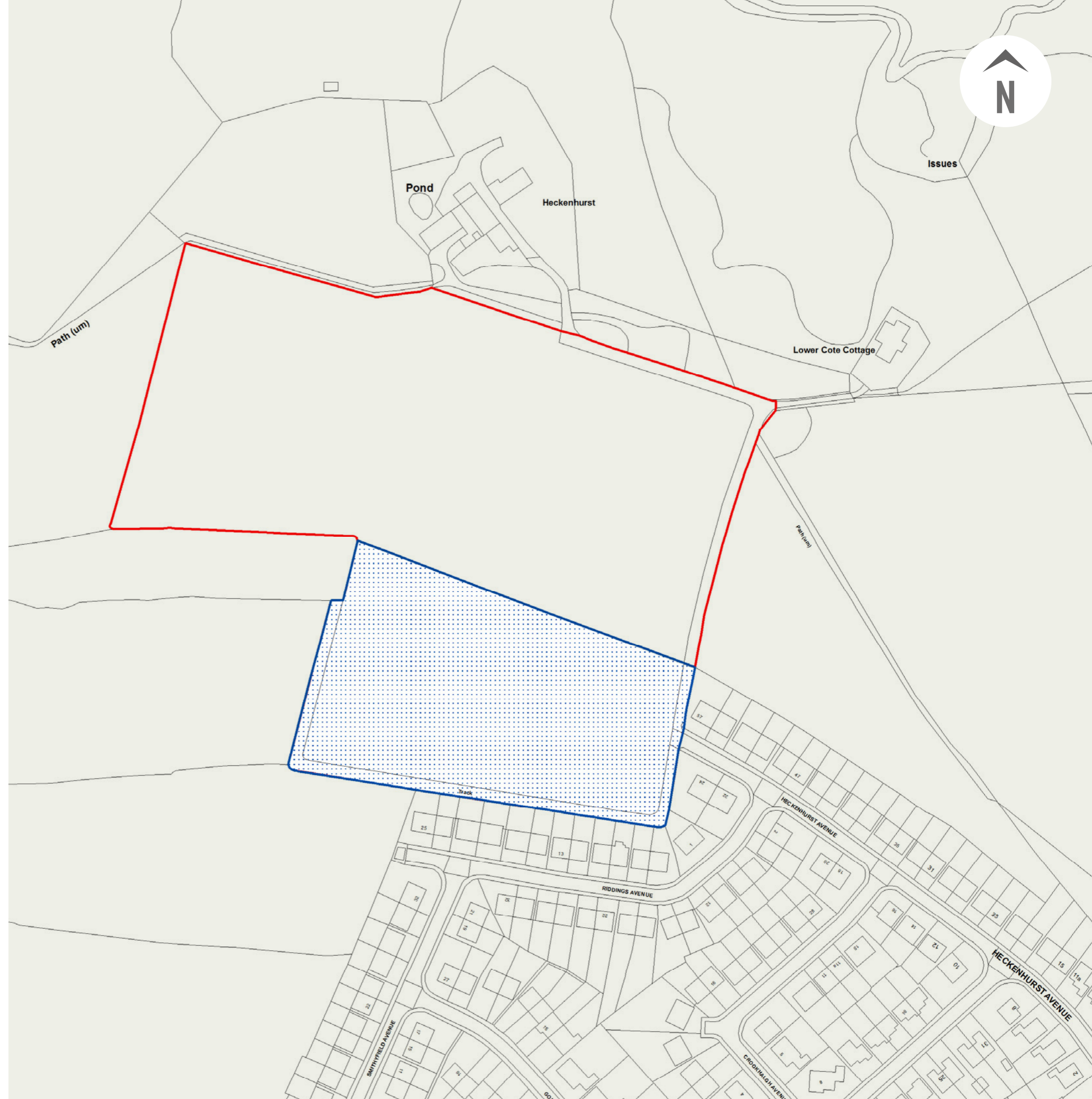
## PLANNING

Heckenhurst Avenue benefits from an allocation for **up to 35 residential dwellings** under Burnley Local Plan, allocation reference HS1/12.

The allocation recognises the greenfield, countryside location of the site and expects a high-quality development with a minimum of 60% three-bedroom units.

Any purchaser will be required to fully consult with UU regarding drainage design and agree an appropriate strategy. Further details can be provided on this point.

**All further  
planning enquiries  
should be  
addressed to  
Burnley Borough  
Council.**





**FURTHER  
INFORMATION**

A full suite of technical information is available from the data room accessible at:

**[www.heckenhurstavenue.com](http://www.heckenhurstavenue.com)**

## **MARKETING PROCESS**

Offers are invited on a conditional and unconditional basis for the allocated area of the site only.

The site is being brought to the market by sole agents, Northern Land Agency. All enquiries should be directed to:

**John Dunlop**

[john@northernlandagency.co.uk](mailto:john@northernlandagency.co.uk)

0161 532 4747

**Steven Verity**

[steven@northernlandagency.co.uk](mailto:steven@northernlandagency.co.uk)

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LAND AGENCY**

**CORPORATE PEDIGREE. BOUTIQUE SERVICE.**