

RiverSide

JUNCTION 13 M65
BARROWFORD • LANCASHIRE



Business Parks

J13 M65

NELSON & COLNE COLLEGE

A6088 BARROWFORD RD.

Leisure Opportunity
Planning Consent for:

- Hotel
- Pub
- Nursery
- Office

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- Leisure opportunities on c.3 acres
- Planning consent in place
- Adjacent to J13 M65
- Residential consent on adjoining site for 500 houses

Riverside Business Park is East Lancashire's largest consented office park conveniently located off junction 13 of the M65 motorway and close to the historic Ribble Valley.

The vision is to create a self sustaining business community set in unrivalled surroundings with on-site amenities.

MASTERPLAN

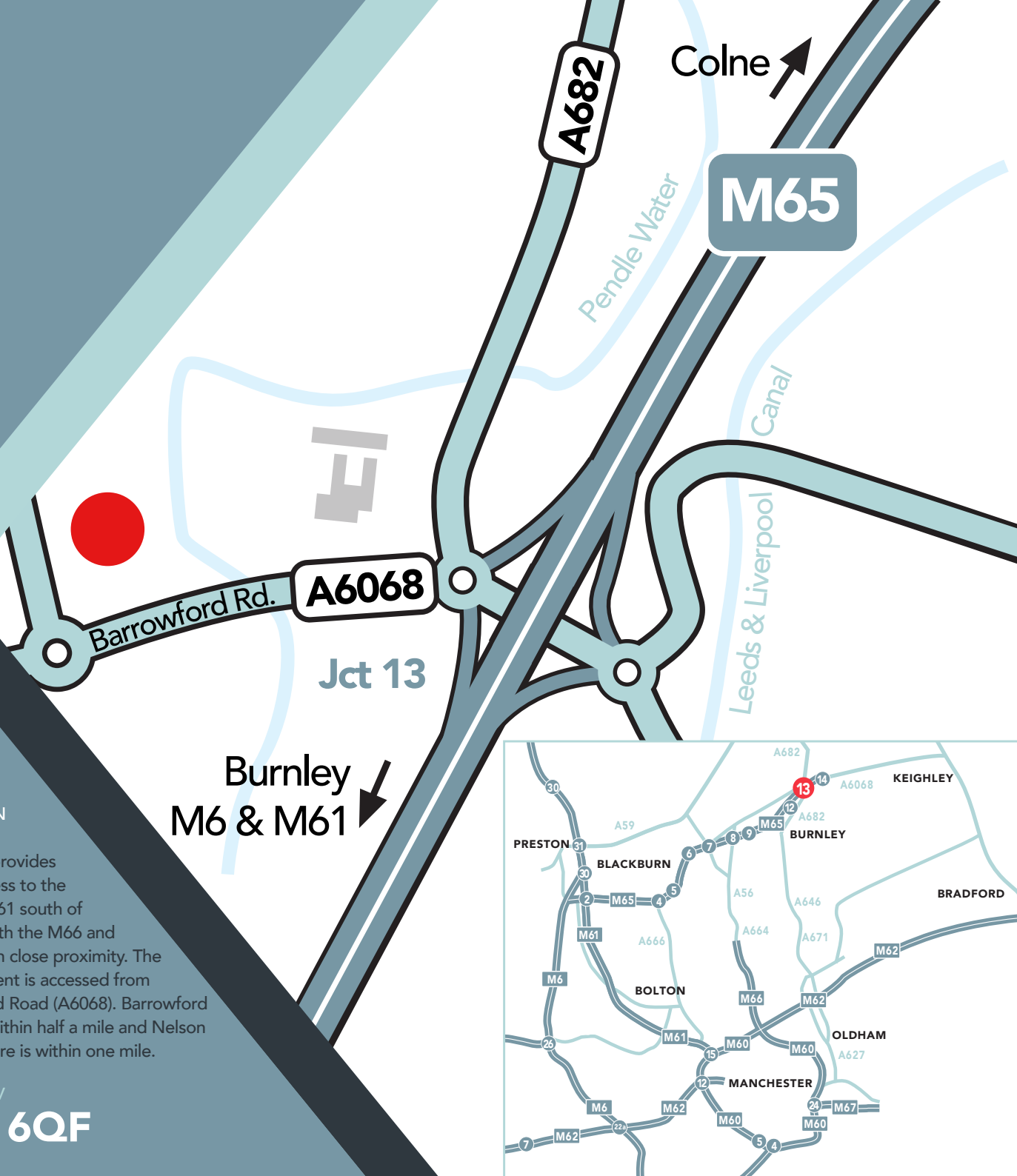
Riverside Business Park has been masterplanned using the best design principles to create a sustainable environment. The buildings will utilise high quality materials to fit in with the local architecture and careful attention has been given to landscaping and the surrounding areas of ecological interest with Pendle Water which joins the River Calder being a key feature within the development.

LOCATION

The M65 provides direct access to the M6 and M61 south of Preston with the M66 and M60 also in close proximity. The development is accessed from Barrowford Road (A6068). Barrowford centre is within half a mile and Nelson Town Centre is within one mile.

Sat Nav

BB9 6QF



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M65

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PENDLE WATER

RESIDENTIAL CONSENT FOR
500 HOUSES

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Accommodation

Planning consent for 62,700 sq ft (5,826.8 sq m) mixed use development of hotel, pub/restaurant, crèche and offices on 3.07 acres (1.24 hectares) in accordance with Planning Permission no. 13/13/0462P granted by Pendle Borough Council.

The proposed development will comprise of five new buildings of 1, 2, 3 and 4 storeys as follows:

Offices

19,161 sq ft (1,781 sq m) of office development. Buildings are available from 9,580.7 sq ft (890.4 sq m).

Hotel

A new hotel of 29,891 sq ft (2,778 sq m) which will compliment both the business park and local area.

The hotel would offer main road frontage to Barrowford Road offering high visibility.

Pub

A public house of approximately 8,263.7 sq ft (768 sq m), offering high visibility being situated on Barrowford Road.

Nursery

An on-site nursery of 5,380 sq ft (500 sq m) offering an important amenity to the park.

Population

Barrowford
(6,171)

Nelson
(29,135)

Colne
(17,369)

Based on 2011 UK Census data

Nelson & Colne College (student numbers)

1,800
Full time

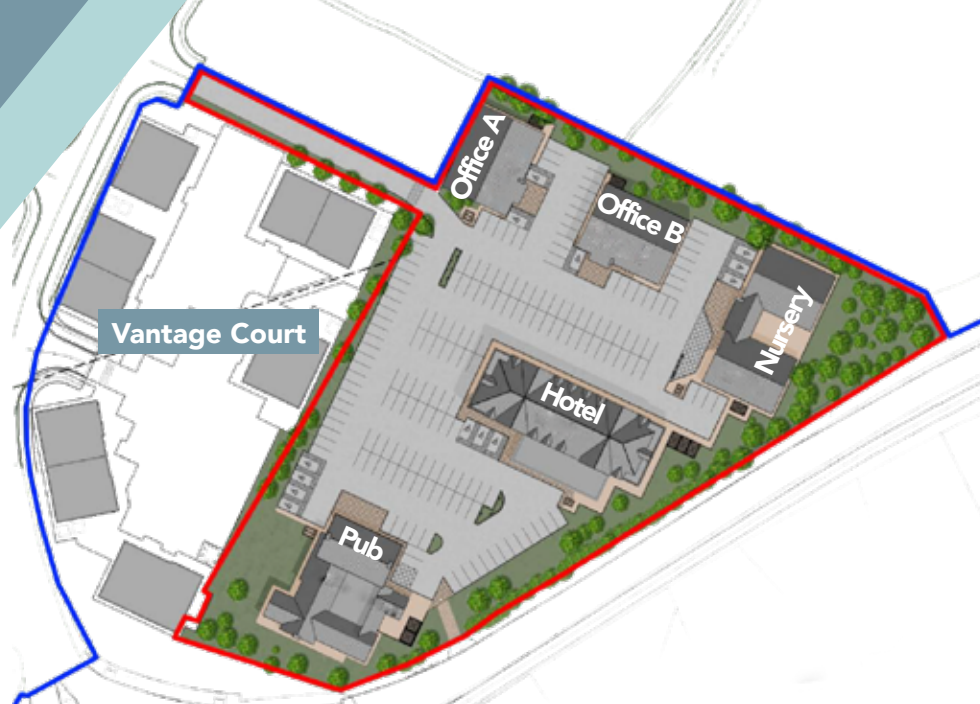
3,500
Part time

600
Apprenticeships



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Office Unit A	890.4 sq m (9,580.7 sq ft) over three storeys
Office Unit B	890.4 sq m (9,580.7 sq ft) over three storeys
Crèche/Nursery	500 sq m (5,380 sq ft) single storey
Hotel	2,778 sq m (29,891.2 sq ft) over four storeys
Public House	768 sq m (8,263.7 sq ft) over two storeys
TOTAL	5,826.8 sq m (62,696.3 sq ft)

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