

**For Sale / To Let**

Land at

# **Barrow Brook Business Park**

Clitheroe **BB7 9WF**

**14.36 acres  
(5.81 hectares)**

**New Commercial Development Opportunity** with Outline Planning For E(g)(iii)/B2/B8



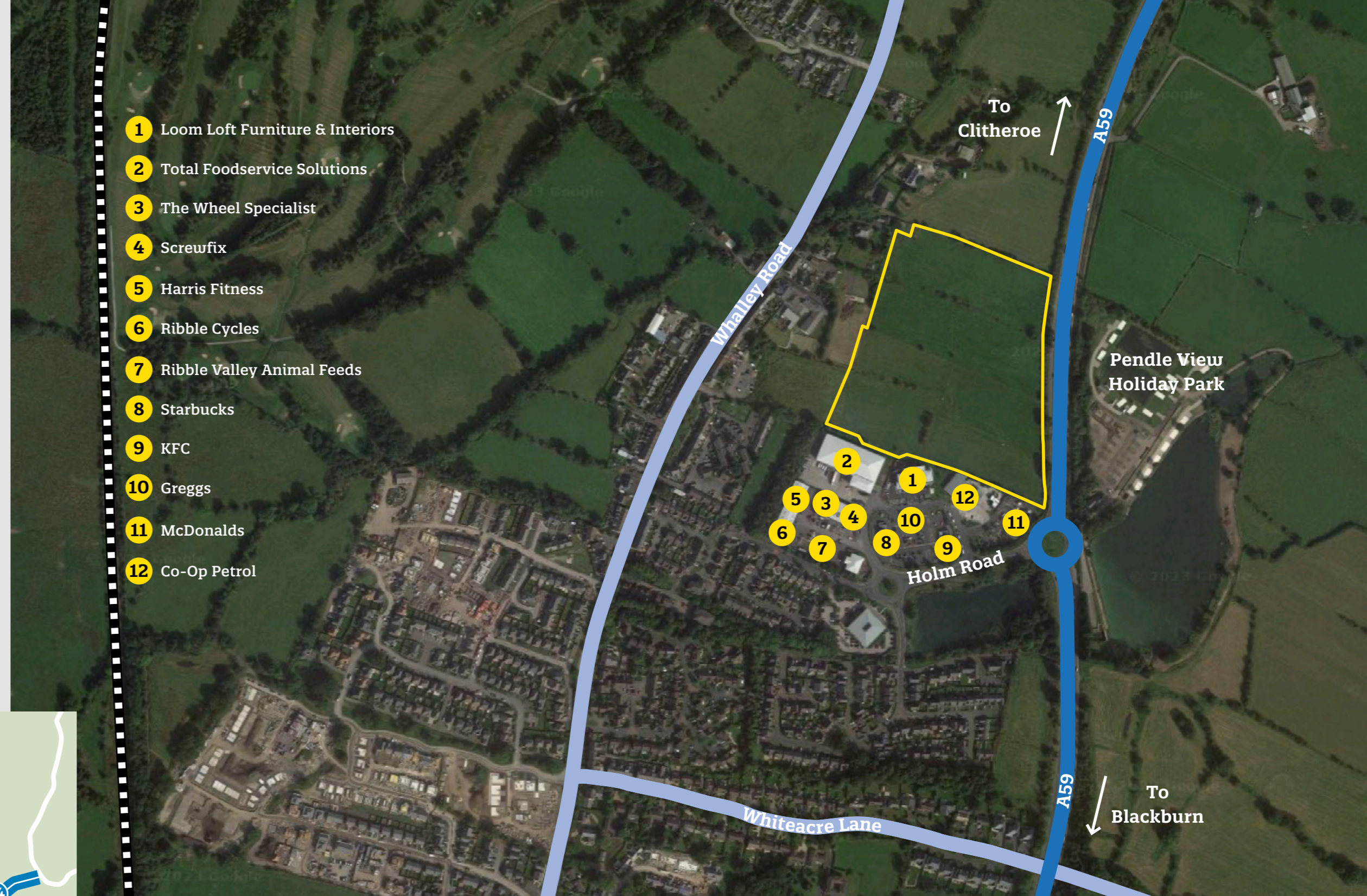
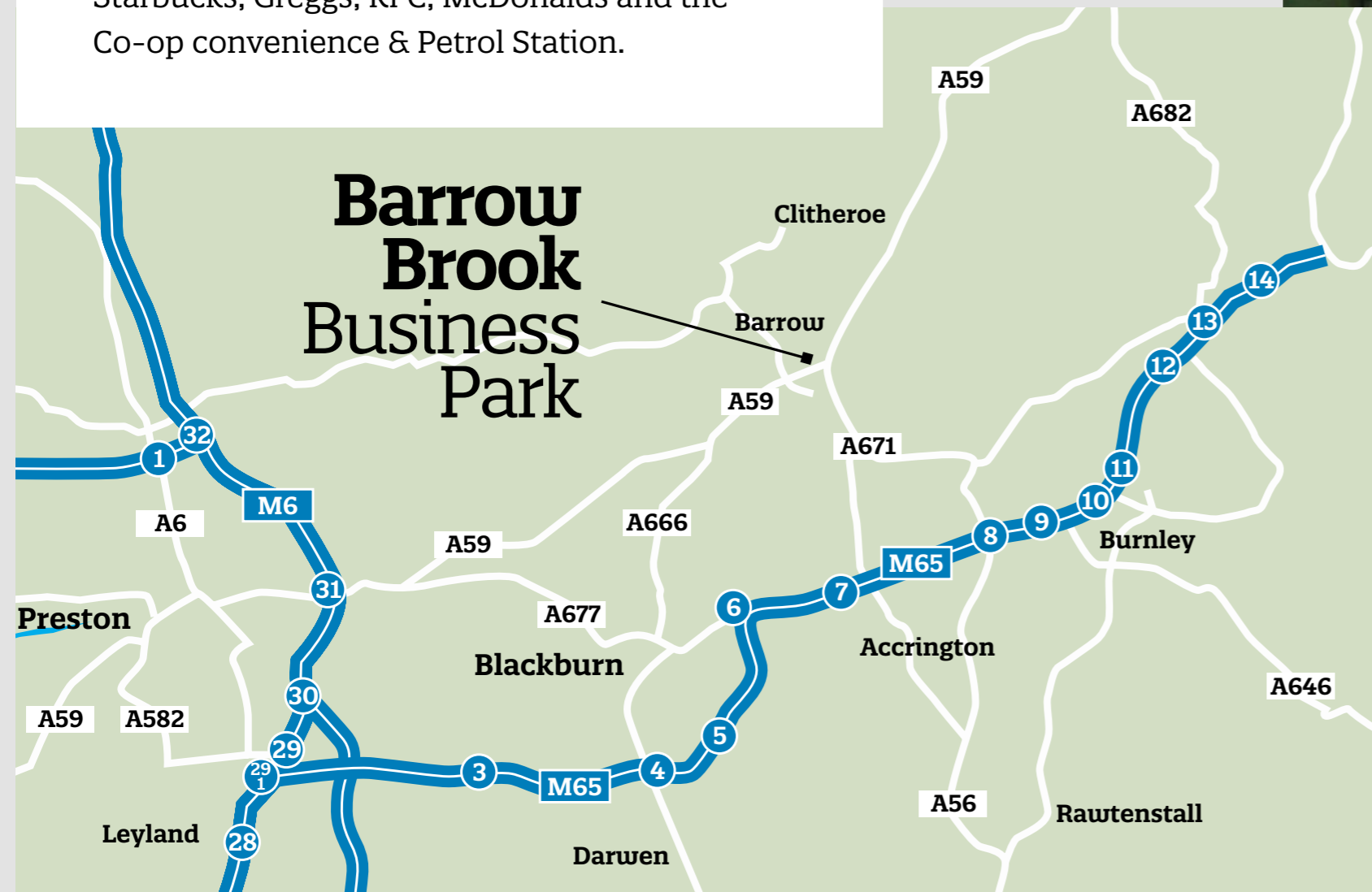
# Location

The site is strategically located fronting the A59 bypass the main arterial route through Clitheroe providing access to Junction 7 of the M65 and Junction 31 of the M6. Key towns such as Preston, Blackburn and Burnley are all within 30 minute drive times of the site. The site benefits from excellent prominence to the bypass and with the number of amenities fronting the site off the Holm Road roundabout this makes the site a suitable location for occupiers.

This is an established employment location sitting to the north of Barrow Brook Trade Park and Ribble Valley Enterprise Park boasting occupiers such as Screwfix, Loom Loft Furniture & Interiors with amenity occupiers including Starbucks, Greggs, KFC, McDonalds and the Co-op convenience & Petrol Station.

## Driving distances

- Clitheroe**  
2 miles  
(5 minutes)
- Blackburn**  
8.5 miles  
(20 minutes)
- Burnley**  
10 miles  
(25 minutes)
- Preston**  
15 miles  
(30 minutes)
- M65 (Jct 7)**  
5 miles  
(10 minutes)
- M6 (Jct 31)**  
12 miles  
(20 minutes)



- 1 Loom Loft Furniture & Interiors
- 2 Total Foodservice Solutions
- 3 The Wheel Specialist
- 4 Screwfix
- 5 Harris Fitness
- 6 Ribble Cycles
- 7 Ribble Valley Animal Feeds
- 8 Starbucks
- 9 KFC
- 10 Greggs
- 11 McDonalds
- 12 Co-Op Petrol



# Description

The site totals approximately 14.36 acres and has outline planning permission for the development of the land north of Ribble Valley Enterprise Park to provide up to 257,895 sq ft (23,959 sq m) of new commercial/employment floorspace. The planning is subject to the development of a new roundabout which is to be accessed from the A59.

## Indicative Scheme Layout - subject to planning.

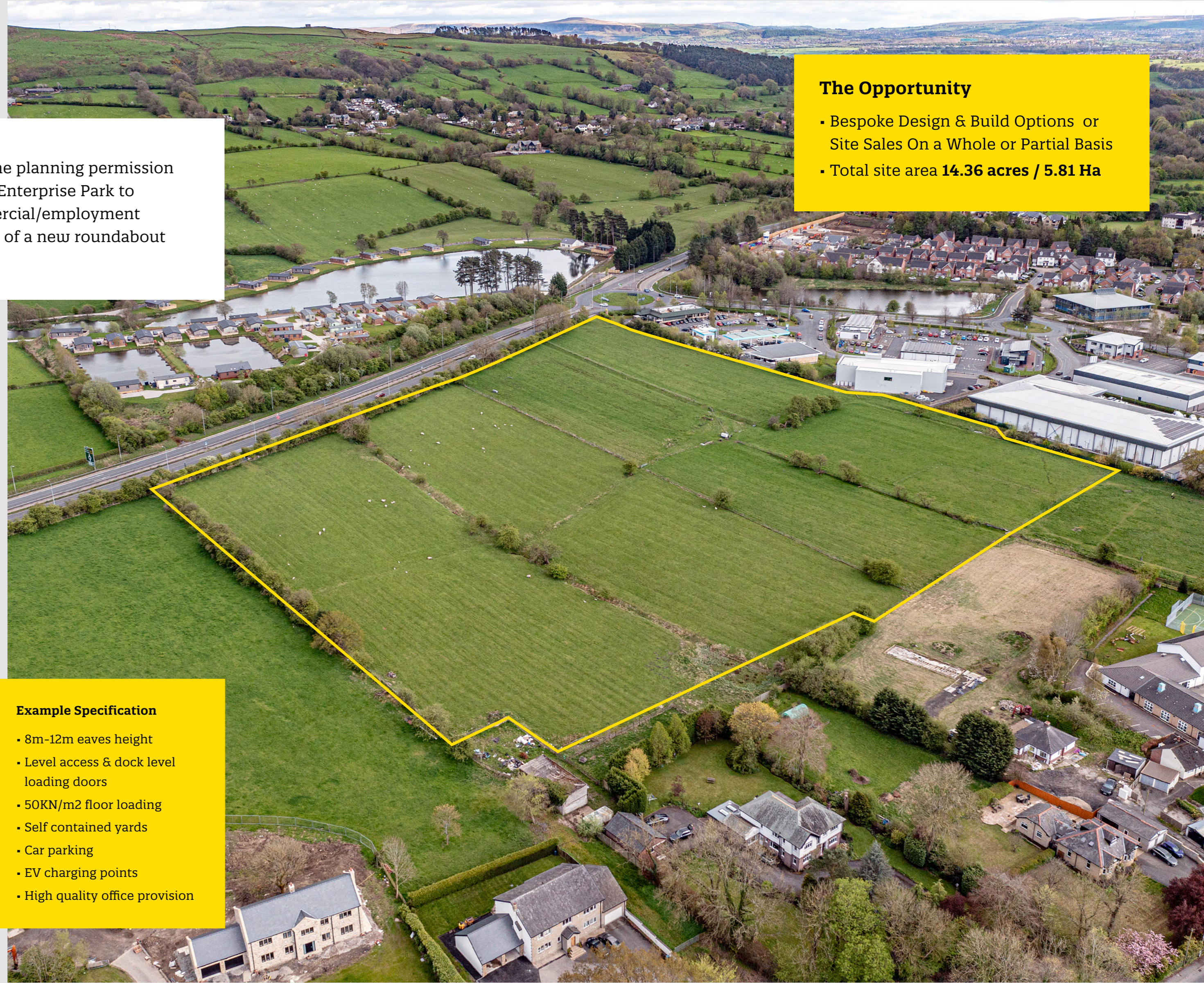


## The Opportunity

- Bespoke Design & Build Options or Site Sales On a Whole or Partial Basis
- Total site area **14.36 acres / 5.81 Ha**

## Example Specification

- 8m-12m eaves height
- Level access & dock level loading doors
- 50KN/m2 floor loading
- Self contained yards
- Car parking
- EV charging points
- High quality office provision



# Further Info

## Terms/ Price

Completed units are available freehold or leasehold on terms to be agreed.

Freehold plot sales will also be considered.

The quoting prices are available on application through the agents.

**For further information contact:**

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