

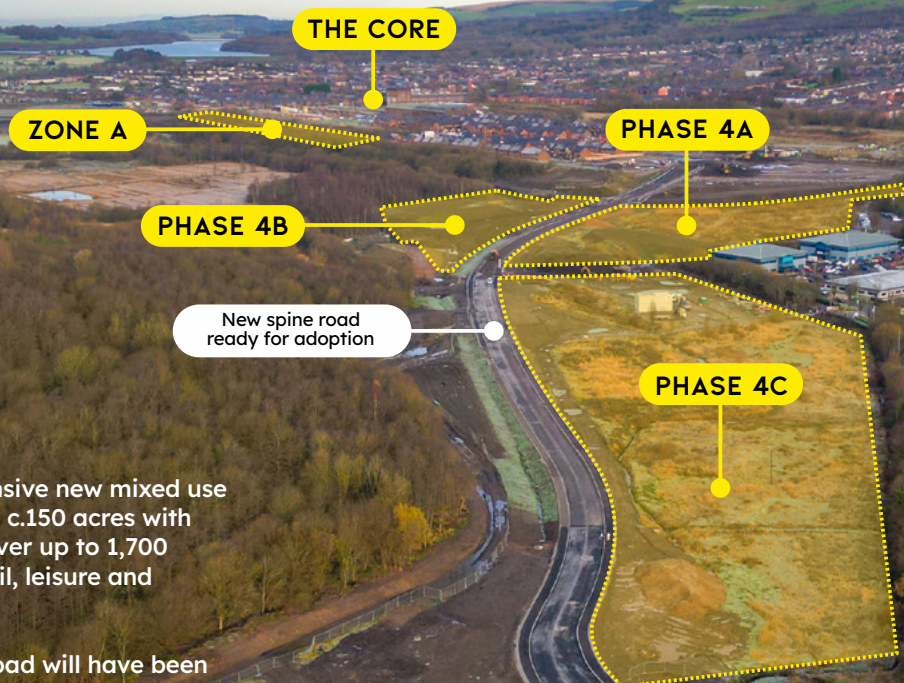
RIVINGTON CHASE

MAJOR NEW DEVELOPMENT AREA BETWEEN
HORWICH AND MIDDLEBROOK

DEVELOPMENT SITES BETWEEN
2.35 AND 23 ACRES



THE OPPORTUNITY



Rivington Chase is an extensive new mixed use development area covering c.150 acres with planning permission to deliver up to 1,700 houses and associated retail, leisure and commercial space.

By mid 2025, a new spine road will have been completed across the site directly linking Horwich, Middlebrook and Blackrod and connecting to the M61, the A673 and the A6.

Rivington Chase has already seen strong growth in its resident population with the ongoing delivery of over 900 new homes by Bellway, Morris and Caddick Construction.

Completion of the new spine road will open up five large sites for new development and interest is invited from developers and end users.

LOCATION

Located approximately 5 miles to the north-west of central Bolton, Rivington Chase is accessed via junction 6 of the M61 motorway to the south east, Chorley New Road (A673) to the north and the A6 to the south west.

It sits between Horwich, Blackrod and the successful Middlebrook Retail and Leisure Park, which includes Bolton Wanderer's football stadium and the University of Bolton Sports Arena, together with extensive existing and new build housing and commercial space.

Horwich Parkway and Blackrod stations are within 10 minutes walking time, which provide access to Manchester city centre in 20 minutes via the Manchester to Preston railway line.

Nearby large scale developments include Harworth's Logistics North and Wingates Industrial Estate expansion and Peel's Hulton Park residential and leisure site.



RAIL (from Horwich Parkway)

Manchester	28 minutes
Liverpool	1 hour 19 mins
Leeds	2 hour 18 mins
Birmingham	2 hour 19 mins
London	3 hours
Glasgow	3 hour 25 mins



ROAD

M60	20 minutes
Manchester	30 minutes
Liverpool	55 minutes
Leeds	1 hour
Birmingham	1 hour 45 mins
Glasgow	3 hour 19 mins
London	4 hour 20 mins



AIR (From Manchester Airport)

Dublin	1 hour 2 mins
London	1 hour 11 mins
Amsterdam	1 hour 25 mins
Paris	1 hour 30 mins
Berlin	2 hour 5 mins
Dubai	7 hour 12 mins
New York	8 hours



WHY HORWICH?

ONLY 3 MILES FROM
RIVINGTON PIKE
& ITS RESERVOIRS.
IDEAL FOR OUTSIDE
ACTIVITIES SUCH AS
CYCLING & HIKING



LEISURE AMENITIES
INCLUDE A VUE CINEMA,
VARIOUS RESTAURANTS
& A TEN-PIN BOWLING
ALLEY AT NEARBY
MIDDLEBROOK
RETAIL PARK



CHORLEY, WIGAN, &
BOLTON WITHIN 6 MILES.
PRESTON & MANCHESTER
BOTH UNDER 30 MINS
AWAY VIA M61



CATCH THE TRAIN FROM
HORWICH PARKWAY
STATION, JUST A
10 MINUTE WALK AWAY, &
BE IN MANCHESTER
WITHIN 20 MINS



GOLF CLUBS ON THE
DOORSTEP, INCLUDING
REGENT PARK GOLF
CENTRE & BOLTON OLD
LINKS GOLF CLUB



SITUATED CLOSE TO
MIDDLEBROOK RETAIL
PARK. SHOPS INCLUDE
NEXT HOME, M&S, ASDA,
TK MAXX & FIVE GUYS



SHOP & EAT AT
LOCAL, INDEPENDENT
GREENGROCERS,
CAFES & RESTAURANTS



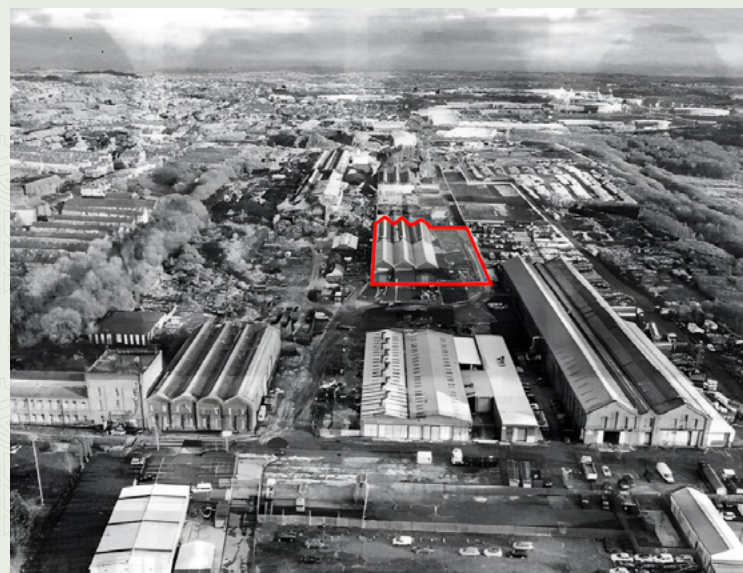
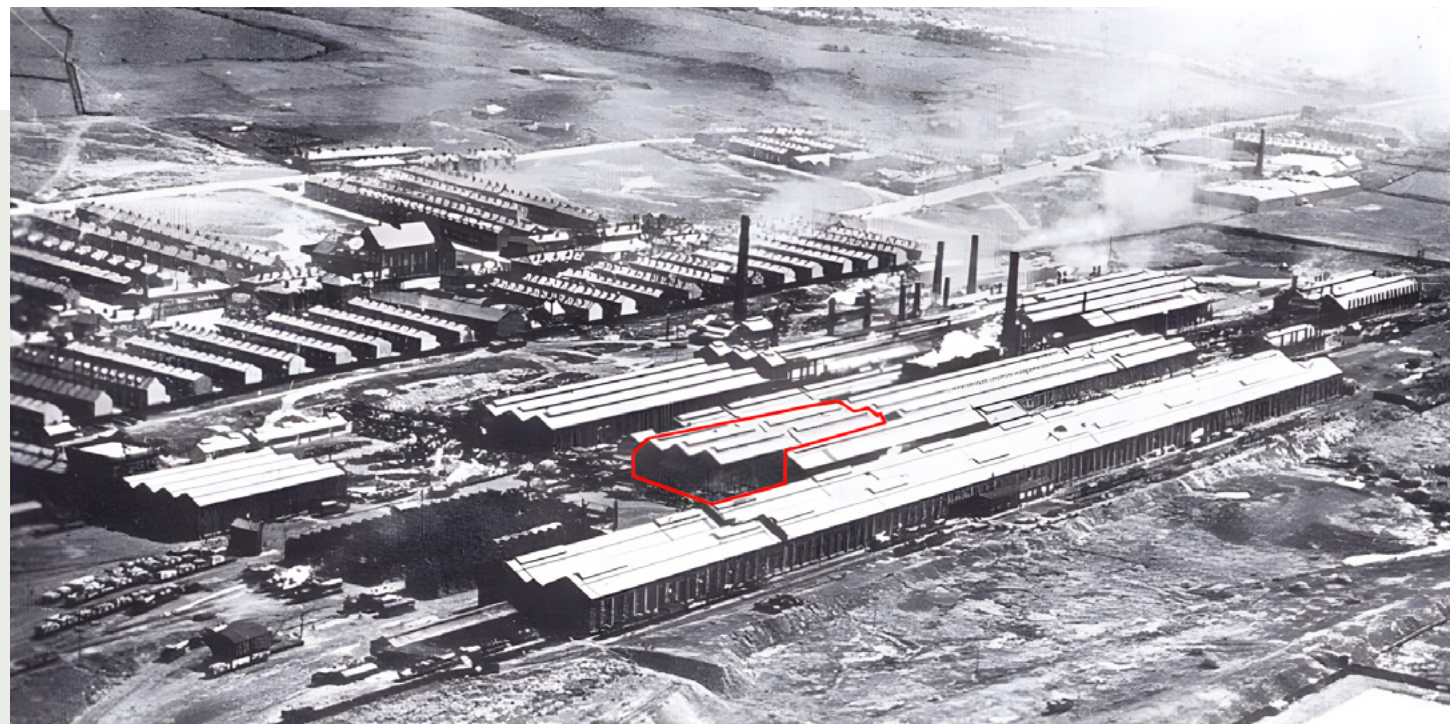
CLOSE BY HORWICH
LEISURE CENTRE &
BOLTON ARENA OFFER
ACTIVITIES SUCH AS
SWIMMING, FOOTBALL,
TENNIS, CLIMBING
& GYMNASTICS



HERITAGE

The former Horwich Locomotive Works occupied an area of 586 acres, with 104 acres covered by workshops. The Loco Works date back to the 19th century, with the core of the former buildings being constructed between 1884-1892 by the Lancashire and Yorkshire Railway company.

Rivington Chase builds on this history with a community core at the heart of the site, reflecting the heritage of the former works.



LOCAL DEVELOPMENT

There are a number of schemes under development in the area including:



Bellway Barton Quarter

Barton Quarter is a collection of new homes in Horwich, part of the Rivington Chase regeneration project.

These 1, 2, 3 and 4-bedroom homes benefit from good local amenities and leisure opportunities, and appeal to first-time buyers and families, as well as commuters to Bolton, Chorley, Manchester and Preston.



Peel Hulton Park

Peel L&P has submitted revised proposals for its ground-breaking redevelopment of the Hulton Park Estate to create a new international sports destination and resort, bringing a wide range of health and wellbeing benefits to the community, creating over 1,000 jobs and providing a mix of much-needed housing.



Harworth Logistics North

Logistics North has attracted a number of national and international occupiers with 3 million sq ft of Grade A logistics and manufacturing space now completed and occupied and 5,500 people employed on-site.

With direct access to junction 4 of the M61, the M60 and M62 are within four miles, providing access to over 21 million consumers within a two hour drive

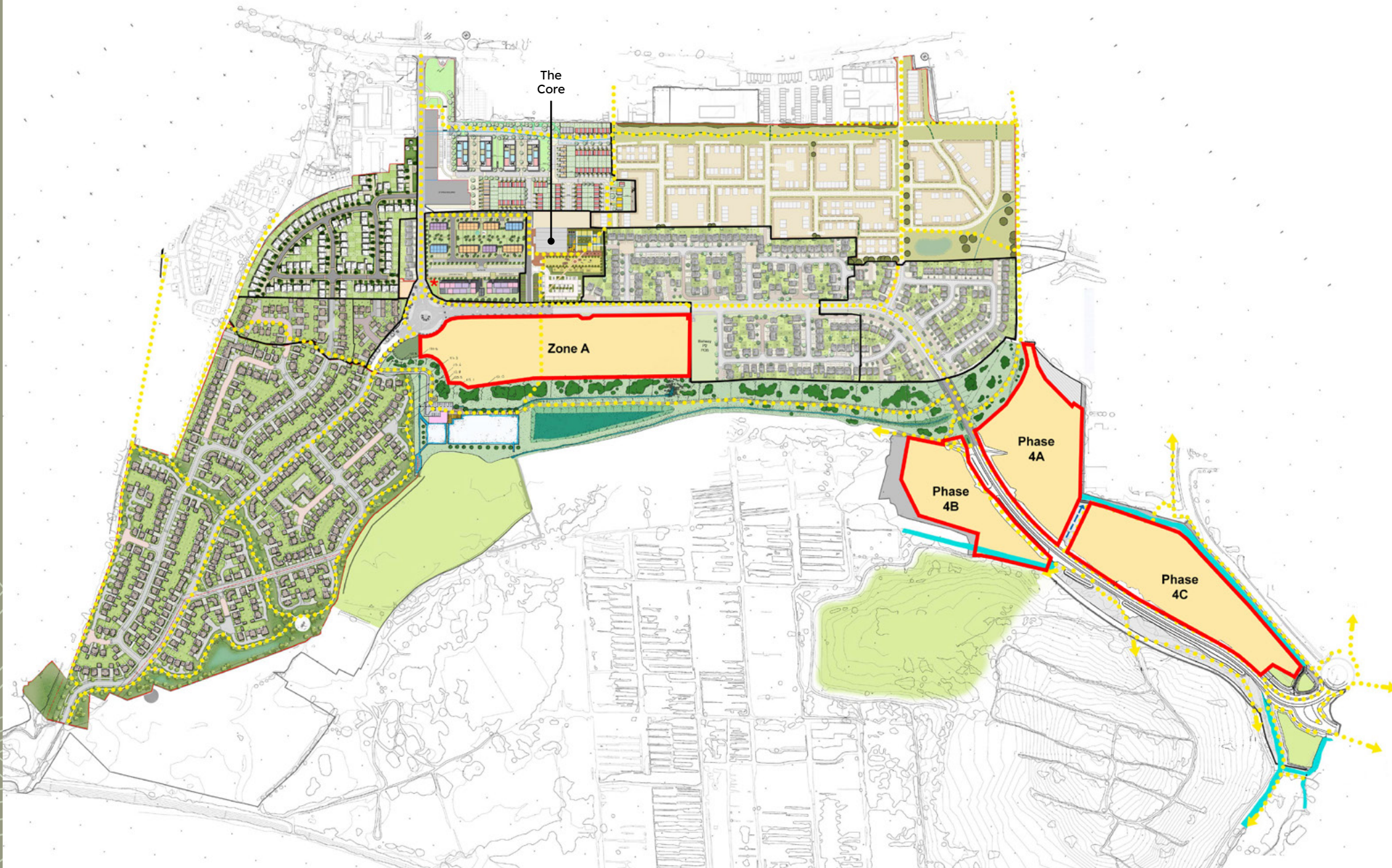


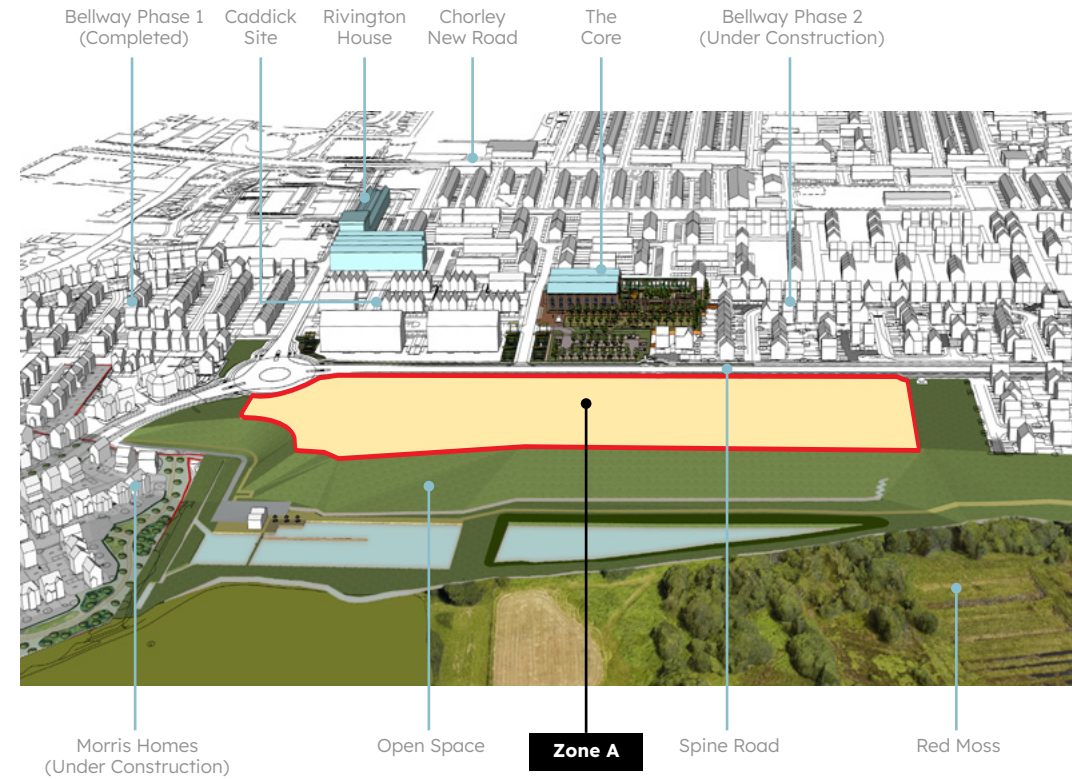
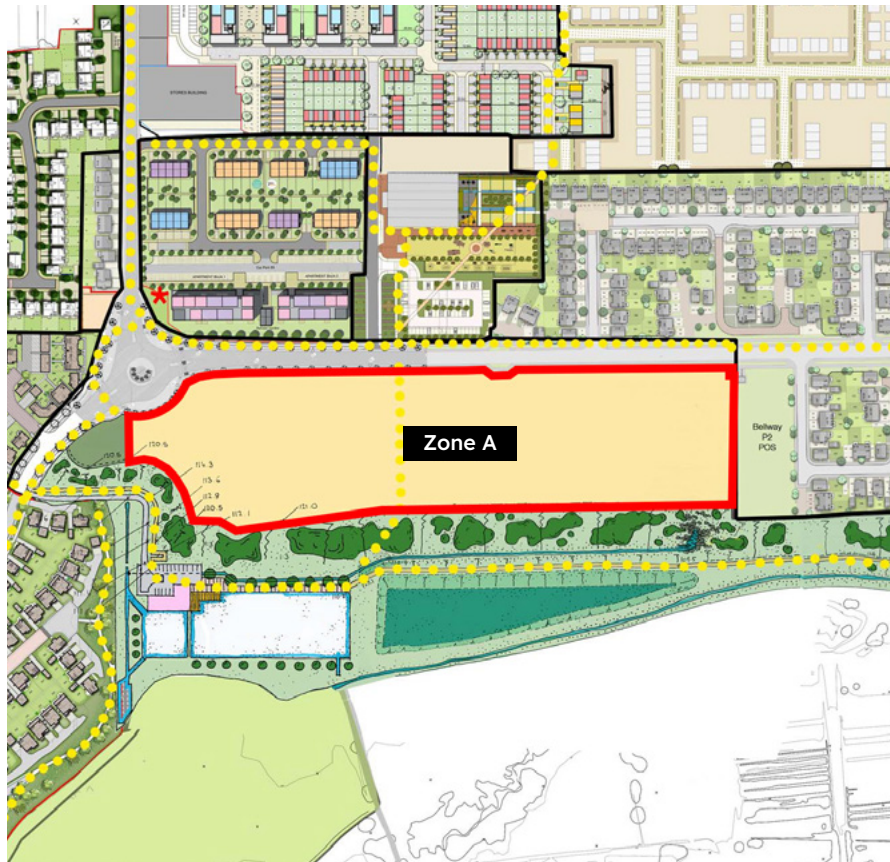
Harworth Wingates Industrial Zone

Wingates is a strategic employment hub in Westhoughton, Bolton which could create up to 6,000 new jobs over the next 10-15 years. The site is located to the south of the A6 Chorley Road and to the west of the Wingates Industrial Estate, close to Junction 6 of the M61.



MASTERPLAN





DEVELOPMENT SITE 1

(KNOWN AS ZONE A)

LOCATION

Development Site 1 is located in the middle of Rivington Chase fronting the new spine road and opposite the Rivington Chase Core Area.

SITE DESCRIPTION

The site will comprise a level development platform of 7.5 acres (3 hectares) that will be accessed from the new spine road.

THE OPPORTUNITY

The site is anticipated to be of interest to residential care and retirement home operators, retailers and other suitable uses in the centre of the site.



DEVELOPMENT SITE 2

(KNOWN AS PHASE 4A)

LOCATION

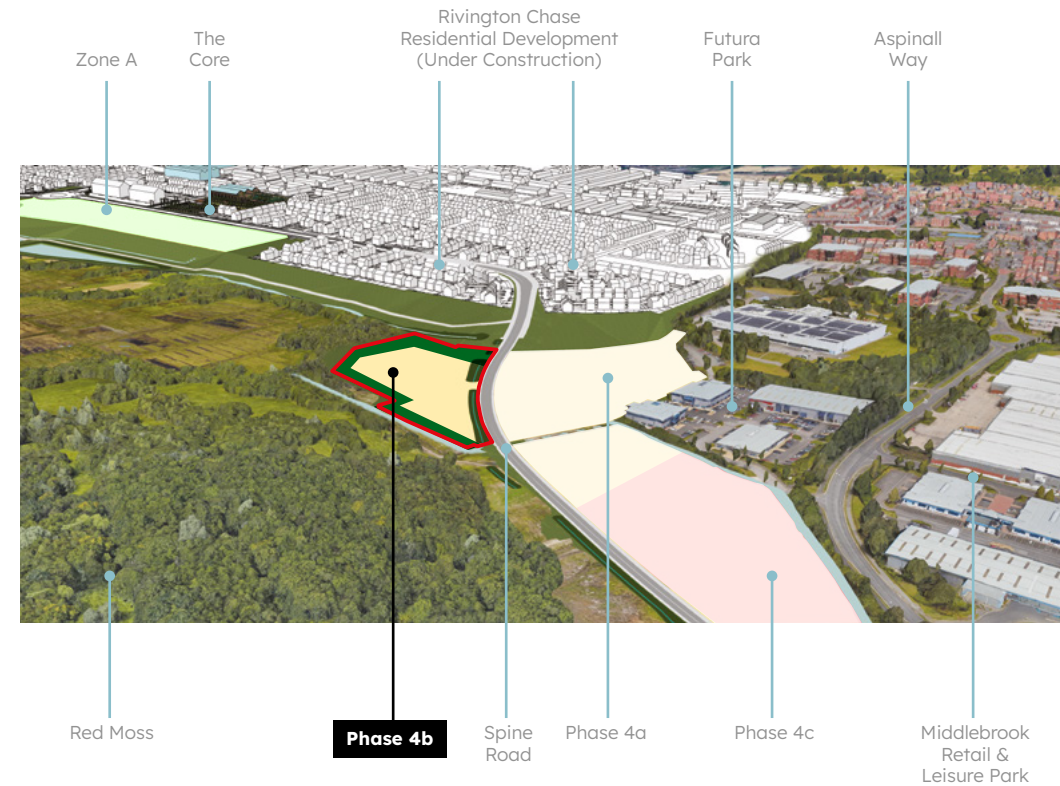
Development Site 2 is located towards the south eastern end of Rivington Chase to the south of the latest phase of the Bellway residential development and to the north east of the new spine road.

SITE DESCRIPTION

The site will comprise a level development platform of 4.3 acres (1.75 hectares) that will be accessed from the new spine road.

THE OPPORTUNITY

The site is anticipated to be of interest to house builders and other residential developers, but may also be suitable for business space and employment uses.



DEVELOPMENT SITE 3

(KNOWN AS PHASE 4B)

LOCATION

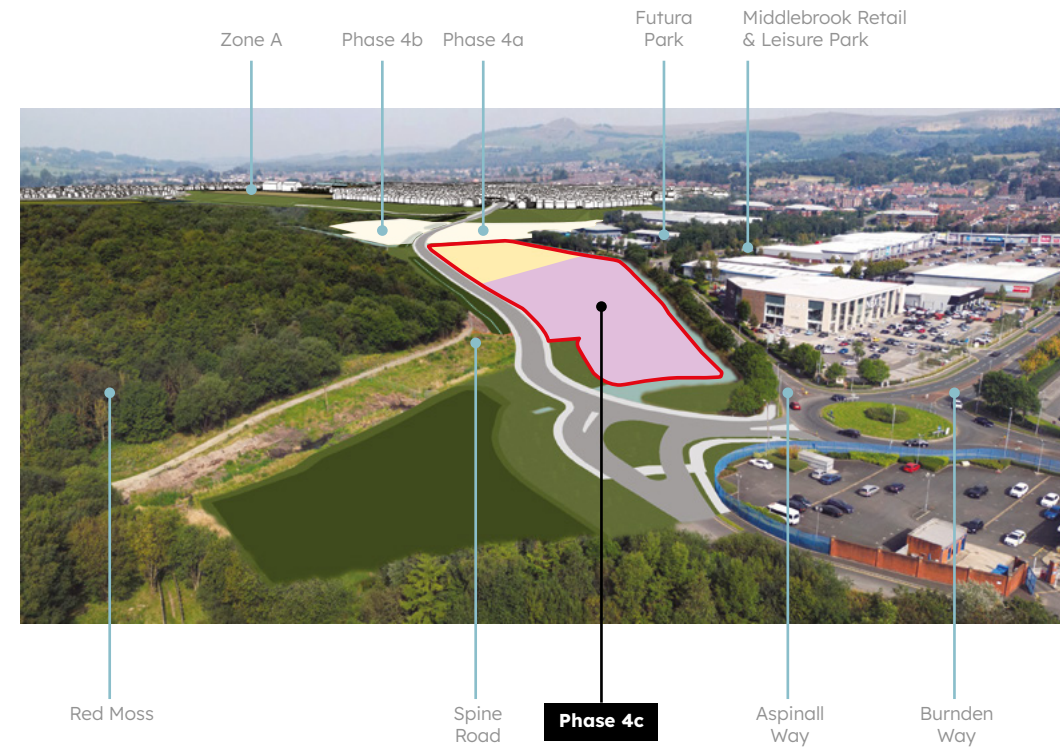
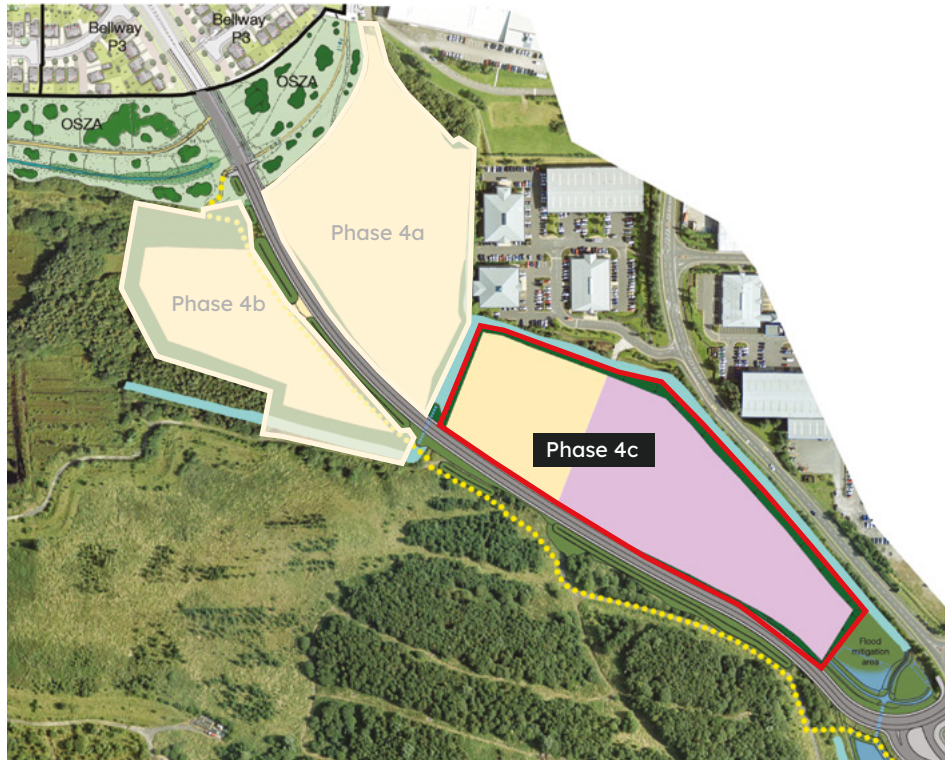
Development Site 3 is located towards the south eastern end of Rivington Chase to the south of the latest phase of the Bellway residential development and to the south west of the new spine road.

SITE DESCRIPTION

The site will comprise a level development platform of 2.5 acres (1.02 hectares) that will be accessed from the new spine road.

THE OPPORTUNITY

The site is anticipated to be of interest to house builders and other residential developers, but may also be suitable for business space and employment uses.



DEVELOPMENT SITE 4

(KNOWN AS PHASE 4C)

LOCATION

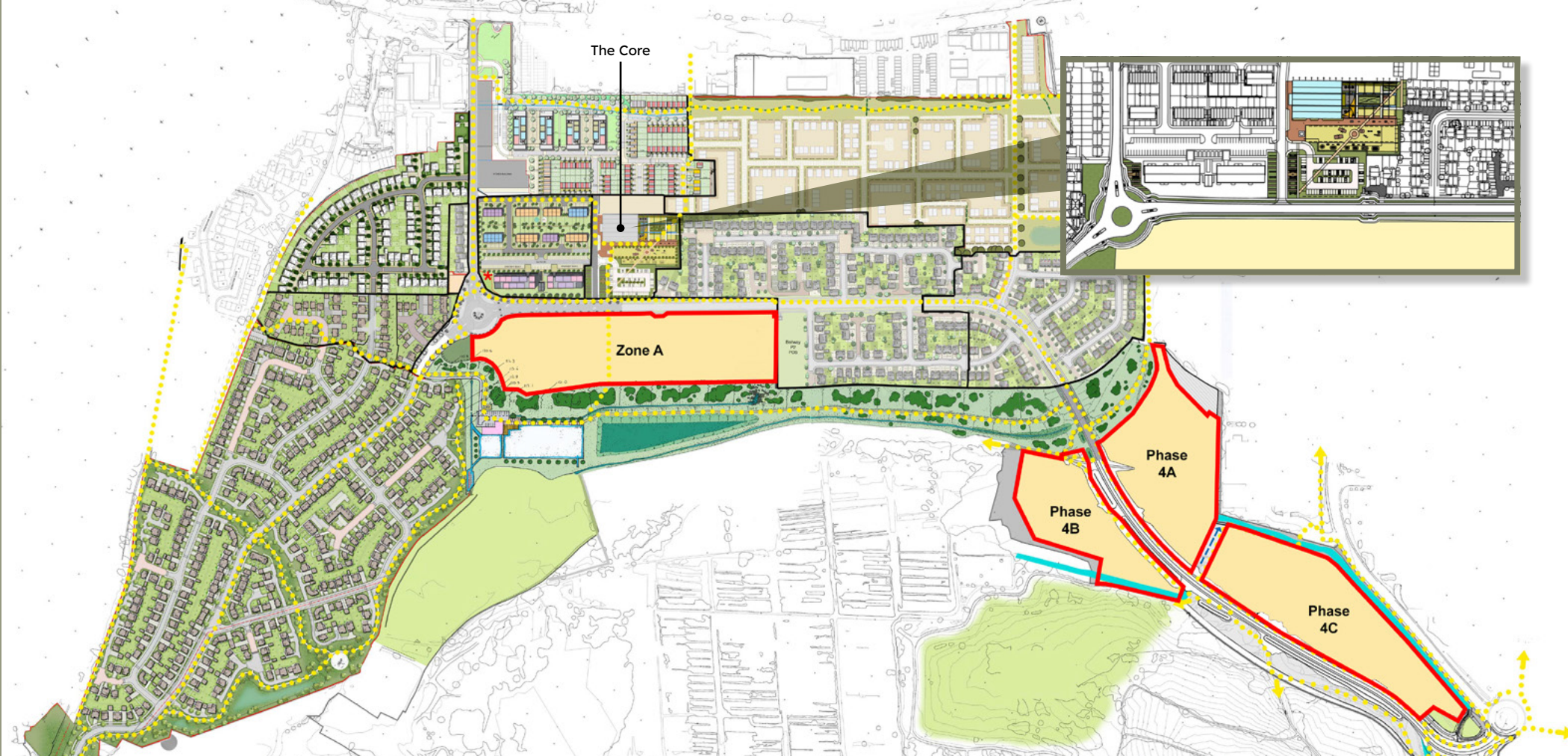
Development Site 4 is at the south eastern end of Rivington Chase next to Middlebrook. It is located to the north of the new spine road and abuts the Middlebrook Police Station roundabout.

SITE DESCRIPTION

The site will comprise a level development platform of 6.3 acres (2.56 hectares) that will be accessed from the new spine road.

THE OPPORTUNITY

The site is anticipated to be suitable for retail, roadside, business space and employment uses, as well as housing and other residential uses. Due to the underlying ground, residential development is unlikely to be feasible on the southern half of the site.



RIVINGTON CHASE CORE AREA

LOCATION

The Core is situated at the heart of Rivington Chase to the north of the new spine road.

SITE DESCRIPTION

The Core comprises 2.3 acres of existing parking and public space together with the last remaining heritage Locomotive Works building which has a floorplate of circa 15,000 sq ft.

THE OPPORTUNITY

The site is anticipated to be of interest to a range of amenity uses including retail and leisure.

PLANNING BACKGROUND

The entire Rivington Chase site obtained outline planning permission in 2014 for 1,700 houses and associated retail, leisure and commercial space. Since then a number of phases of development have come forward via reserved matters applications.

Bellway are delivering 438 houses, of which circa 200 are occupied or have been sold (including a number of BTR units) and the remainder are at various stages of construction. Morris Homes have completed the remediation for their site of 400 houses, with the first phase released for sale. Caddick Construction are on site delivering 116 apartments and houses for Bolton at Home and Irwell Valley Housing. Homes England are bringing forward the remaining circa 30 acres of residential consented land for sale alongside circa 6 acres of land held by a private landowner.

The main spine road across the site is due for completion in mid 2025 which will provide access to Middlebrook, Chorley New Road and the A6. It has been delivered via a partnership between Bluemantle and Bolton Council, funded via Homes England and the Brownfield Land Fund administered by the GMCA.

The site is a key strategic priority for Bolton Council and the development sites described above will be brought forward through a combination of reserved matters and individual planning applications.



SITE INFORMATION

Detailed plans and information related to each site can be accessed in the Colliers Rivington Chase dataroom. This includes:

- **Masterplan for the Rivington Chase area**
- **PDF and DWG plans**
- **Indicative sections and topographical information**
- **Site specifications detailing how each site is anticipated to be handed over**

For access to the dataroom, please email alex.peel@colliers.com



THE OPPORTUNITY

Each of the development sites is offered for sale on a freehold basis, either as a whole or in suitable parts. Offers are invited from interested parties either on an unconditional basis or by way of a subject to planning contract.

The vendors will also consider developing buildings for suitable end users and interested occupiers should contact the sole agents to discuss their requirements.

VAT

VAT will apply in respect of the sale of each property.

LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

CONTACTS

For further information and to discuss this property, please contact sole agents Colliers International:



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