

PROMARKS SAMPLE REPORT

LAND COMPARABLE EVIDENCE REPORT

Burnley Road, Accrington

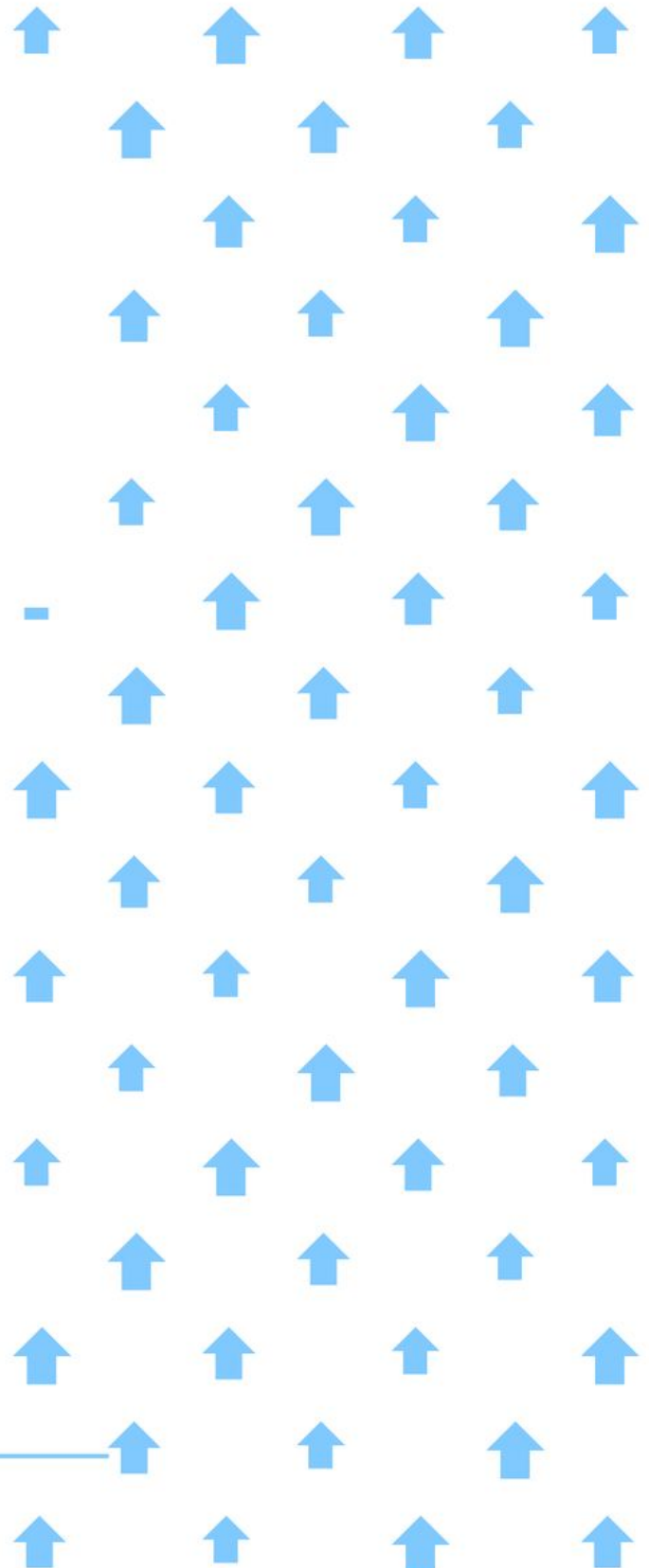
Hyndburn, Lancashire

Illustrative marketing example.
Comparable evidence research - not a valuation.

FIXED £100 PER REPORT

Site-specific, researched and professionally presented.

Prepared by Promarks Property Market Research



1. Evidence overview

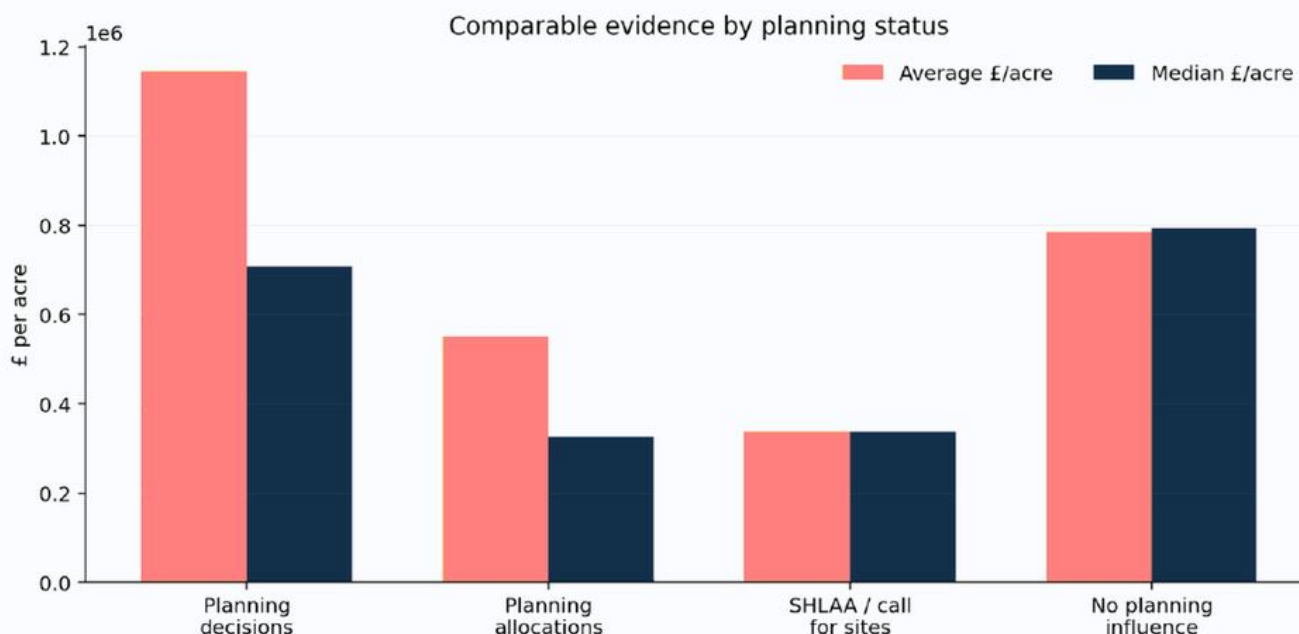


Figure 1 – Average and median £ per acre by planning status.

Planning status	Records	Average £/acre	Median £/acre	Range £/acre	Comment
Planning decisions	22	£1,145,180	£708,108	£120,919 – £5,239,530	Mixed-use sample; residential evidence should be isolated.
Planning allocations	7	£550,823	£325,151	£115,228 – £1,041,441	Wide spread from industrial and redevelopment assets.
SHLAA / call for sites	2	£337,249	£337,249	£95,471 – £579,028	Only two transactions; limited weight.
No planning influence	12	£784,639	£793,405	£157,036 – £1,394,809	Existing-use and investment value strongly influences the sample.

2. Residential-led planning-decision evidence

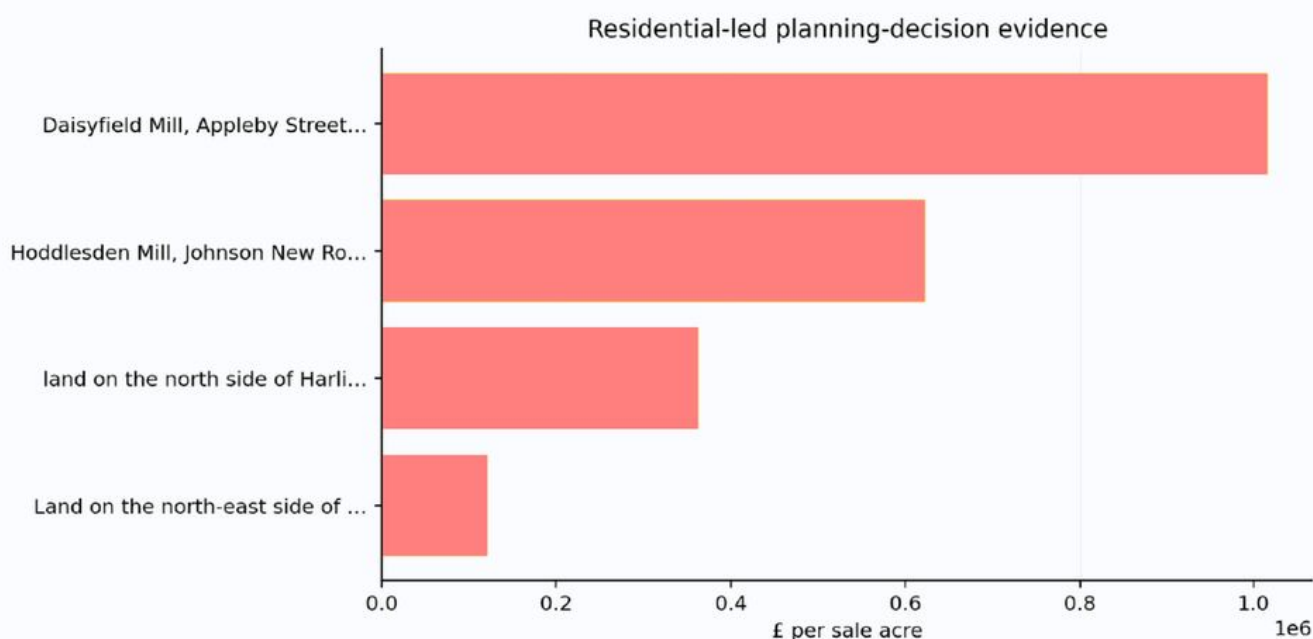


Figure 2 – Conventional residential-led transactions ranked by £ per sale acre.

Comparable	Purchaser	Units	Acres	Sale price	£/acre	£/unit
Hoddlesden Mill, Johnson New Road, Waterside...	Kingswood Homes	79	3.5752	£2,225,000	£622,343	£28,165
land on the north side of Harling Street	Alex Wright Developments	36	1.5167	£550,000	£362,629	£15,278
Land on the north-east side of Roman Road, B...	Vistry/Countryside	104	6.5743	£794,960	£120,919	£7,644
Daisyfield Mill, Appleby Street, Blackburn (...)	Ep Properties	73	1.8697	£1,900,000	£1,016,206	£26,027
£530,524 Average £/acre		£492,486 Median £/acre		£19,278 Average £/unit		£20,653 Median £/unit

Appendix A – Residential-led planning-decision schedule

No.	Comparable	Purchaser	Sale	Planning basis	Units	Bedroom mix	Type mix	Sale acres	Sale price	£/acre	£/unit
13	Hoddlesden Mill, Johnson New Road, Waters...	Kingswood Homes	May 2022	Residential Development	79	2,3,4	Detached	3.5752	£2,225,000	£622,343	£28,165
14	land on the north side of Harling Street	Alex Wright Developments	Apr 2022	Residential Development	36	2,3,4	Terrace, Semi and Detached	1.5167	£550,000	£362,629	£15,278
18	Land on the north-east side of Roman Road...	Vistry/Countryside	Jan 2022	Residential Development	104	2.3.4	Terrace, Semi and Detached	6.5743	£794,960	£120,919	£7,644
21	Daisyfield Mill, Appleby Street, Blackbur...	Ep Properties	Jul 2021	Residential Conversion	73	1,2	Apartments	1.8697	£1,900,000	£1,016,206	£26,027

The residential-led set comprises conventional housing or apartment development schemes. The evidence should be reviewed against the subject's eventual housing mix, density and affordable-housing requirement.

Specialist residential care evidence

No.	Comparable	Purchaser	Sale	Planning ref	Units	Acres	Sale price	£/acre	£/unit
8	Rosendale House, 63 Rosendale Avenue, Burn...	LNT	Dec 2022	FUL/2021/0135	66	1.6929	£8,870,000	£5,239,530	£134,394

Rosendale House is a specialist care transaction and is excluded from the conventional C3 residential evidence.

Appendix B – Non-residential planning-decision schedule

No.	Comparable	Purchaser	Sale	Planning / use basis	Sale acres	Sale price	£/acre
1	A M S Technology Park, Billington Road, Bu...	Banafa	Dec 2024	Commercial Development B8	3.2952	£4,475,000	£1,358,036
2	a Gas Holder Station, Heys Lane, Great Har...	Prescot Business Park	Apr 2024	Commercial Development B8	5.1348	£888,000	£172,938
3	Opus 2, Greenbank Road, Blackburn (BB1 3EA)	Hr Properties	Oct 2023	Commercial Investment	2.5277	£1,000,000	£395,617
4	Swinnel Brook Park, Grane Road, Haslingden...	Best Holdings	Jul 2023	Caravan Park	3.4037	£1,150,000	£337,868
5	Warcock Green Farm, Mount St James, Knuzde...	My Life Choice	Apr 2023	Part of Farm	3.8182	£677,451	£177,427
6	Land lying to the north of Lower Audley St...	AG Retail	Mar 2023	Leisure Park	5.1925	£12,500,000	£2,407,318
7	1 Bentley Wood Way, Network 65 Business Pa...	Cambridge Park	Jan 2023	Commercial Development B8	6.3705	£4,750,000	£745,624
9	Unit 1, Blackamoor Road, Guide, Blackburn	United UK Prop Co	Oct 2022	Commercial Development B8	18.1683	£26,767,869	£1,473,328
10	St. Crispin House, 4 St Crispin Way, Hasli...	Arroeware Capital	Sep 2022	Self Storage	1.8208	£1,980,000	£1,087,434
11	The Willows, Haslingden Road, Guide, Black...	Marstons	Jul 2022	Bar/Restaurant	2.0480	£4,339,919	£2,119,101
12	First 4 Print Limited, Cunliffe Road, Whit...	Blackburn Chemical	May 2022	Commercial Development B8	1.8490	£3,500,000	£1,892,915
15	Nova Scotia Retail Park, Bolton Road, Blac...	ALMCOR	Feb 2022	Retail Park	4.4471	£12,550,000	£2,822,064
16	1 York Street, Great Harwood, Blackburn (B...	Red Rose Pallet	Feb 2022	Commercial Pallet Storage	2.0666	£975,000	£471,789
17	Plot C, Partnership Way, Blackburn (BB1 2E...	Gap Ltd	Jan 2022	Commercial Development E	4.6244	£1,000,000	£216,244
19	Units 1 to 5, Centurion Park, Davyfield Ro...	MJS SASS	Dec 2021	Commercial Investment	2.0675	£2,400,000	£1,160,822
20	Unit 4, Farrington Place, Burnley (BB11 5T...	Farrington Place	Aug 2021	Commercial Investment	2.6763	£865,000	£323,207
26	land on the south side of Alan Ramsbottom ...	Happerhouse	Nov 2020	Commercial Investment	1.7149	£1,149,999	£670,592

These transactions are retained for transparency but are not direct residential development-land comparables. Their prices reflect uses including logistics, industrial, retail, leisure, caravan, hospitality, self-storage and investment assets.

Appendix C – Planning allocations and SHLAA / call-for-sites evidence

Planning allocations

No.	Property	Locality	Postcode	Title	Sale	Acres	Sale price	£/acre
1	Britannia Mill, Didsbury Street, Blackburn (BB1 3...	Nearby Lancashire	BB1 3JL	LA98183	Oct 2024	1.6852	£1,650,000	£979,108
2	Hollingshead Mill, St James's Road, Blackburn (BB...	Nearby Lancashire	BB1 8ET	LA111819	Jul 2022	2.7679	£900,000	£325,151
3	Premier Mill, Waverledge Road, Great Harwood, Bla...	Hyndburn / immediate	BB6 7LR	LA584961	May 2022	3.1687	£3,300,000	£1,041,441
4	Riverside Industrial Estate, Hermitage Street, Ri...	Hyndburn / immediate	BB1 4NF	LA526948	Jun 2021	8.7348	£1,006,500	£115,228
5	K2 Storage Solutions, Unit 12, Shuttleworth Mead,...	Nearby Lancashire	BB12 7SN	LAN1610	Jan 2021	4.7092	£4,750,000	£1,008,660
6	Lockgate Farm, Lockgate, Rossendale (BB4 6QG)	Nearby Lancashire	BB4 6QG	LA450888	Dec 2020	5.7952	£1,150,000	£198,439
7	land on the North side of Padiham Road, Burnley	Nearby Lancashire	–	LA385429	Feb 2019	8.5228	£1,600,000	£187,733

SHLAA & call-for-sites

No.	Property	Locality	Postcode	Title	Sale	Acres	Sale price	£/acre
1	Land at Carter Place Farm, Haslingden, Rossendale	Nearby Lancashire	–	LAN267383	Nov 2024	8.3795	£800,000	£95,471
2	2 St Crispin Way, Haslingden, Rossendale (BB4 4PW)	Nearby Lancashire	BB4 4PW	LA596977	Jan 2019	1.8652	£1,080,000	£579,028

Appendix D – No-planning-influence schedule

No.	Property	Locality	Postcode	Title	Sale	Acres	Sale price	£/acre	Asset / transaction type
1	land and buildings lying to the north west o...	Nearby Lancashire	BB2 3QH	LA490960	Jul 2025	4.5077	£3,140,000	£696,583	Industrial Investment
2	land and buildings on the East side of Lower...	Nearby Lancashire	BB3 0RP	LA415063	Oct 2024	2.7124	£3,000,000	£1,106,012	Industrial Investment
3	Higher Swineherd Lowe Farm, Cob Castle Road,...	Nearby Lancashire	BB4 5TS	LAN165534	Sep 2024	3.7448	£588,072	£157,036	Farm
4	land on the north side of Hyndburn Road, Acc...	Hyndburn / immediate	BB5 1PY	LA584687	Dec 2023	8.8945	£12,406,090	£1,394,809	Asda Supermarket
5	Unit 4a, Mercer Way, Shadsworth Business Par...	Nearby Lancashire	BB1 2QZ	LAN31136	Oct 2023	1.5114	£1,900,000	£1,257,132	Industrial Investment
6	Hugh Rake Farm, Crawshawbooth, Rossendale (B...	Nearby Lancashire	BB4 8UE	LAN263264	Sep 2023	2.2343	£620,000	£277,489	Farm
7	land on east side of Lower Eccleshill Road, ...	Nearby Lancashire	BB3 0RW	LA790129	Aug 2023	7.7346	£6,240,000	£806,763	Industrial Investment
9	land on the north side of Farrington Place, ...	Nearby Lancashire	BB11 5TY	LA516720	Apr 2023	1.9516	£1,900,000	£973,546	Industrial Investment
11	St Marys Sixth Form College, Shear Brow, Bla...	Nearby Lancashire	BB1 8DX	LA888027	Nov 2022	16.5418	£5,300,000	£320,400	School
12	Wordsworth House Care Centre, Wordsworth Str...	Nearby Lancashire	BB12 7JX	LA583584	Jul 2022	1.8367	£949,998	£517,240	Nursing Home
14	Reed Medical, Thwaites Close, Shadsworth Bus...	Nearby Lancashire	BB1 2QQ	LA894419	Apr 2022	1.8909	£1,475,000	£780,047	Industrial Investment
15	Unit 4, Thwaites Close, Shadsworth Business ...	Nearby Lancashire	BB1 2QQ	LA891654	Feb 2022	1.5772	£1,780,000	£1,128,609	Industrial Investment

The no-planning-influence transactions include industrial investments, farms, a supermarket, education and care assets. They are useful as wider market context but should not be averaged without considering their existing-use income and special-purchaser characteristics.