Unit 45
Mitton Road Business Park
Mitton Road
Whalley
BB7 9YE

Main Town Centre Use Sequential Assessment

DECEMBER 2025

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CONTENTS

/1 Introduction 4

/2 Planning Policy Context 5

2.1. Introduction 5

2.2. Ribble Valley Core Strategy 7

2.3. National Planning Policy Framework (NPPF) 7

2.4. Planning Practice Guidance (PPG) 8

2.5. Summary 9

/3 Sequential Test 11

3.1. Methodology 11

3.2. Sequential Assessment Results 13

3.3. Sequential Assessment Conclusion 13

/4 Conclusion 14

/5 Appendices 15

5.1. Appendix A – email from Lyndsey Hayes Development Manager 15

5.2. Appendix B – Sequential Property Listings 16

/1 Introduction

1.1.1. This report has been prepared by PWA Planning on behalf of PER4MHEALTH LIMITED (the Applicant) to accompany a full application for a change of use from Class B2/B8 use to a use within Use Class E at Unit 45 Mitton Road Business Park, Mitton Road, Whalley, BB7 9YE. Planning permission is sought retrospectively to regularise the change of use, including the provision of a mezzanine floor and the extension of opening hours to 6.30am–9.00pm Monday to Friday, 7.00am–2.00pm on Saturdays, and 7.00am–1.00pm on Sundays.

1.1.2. The application relates to an existing commercial unit located within the main body of the established Mitton Road Business Park, accessed from Mitton Road. The surrounding area is predominantly commercial in character, comprising units of similar scale, appearance, and configuration.

1.1.3. The purpose of this report is to:

- Review the relevant planning policy context at national and local level;
- Assess the availability of alternative sites in sequentially preferable locations;
- Provide a high-level review of potential retail impact;
- Draw conclusions as to the acceptability of the proposal in retail planning terms.

1.1.4. The sequential assessment has been undertaken in line with the National Planning Policy Framework and with guidance provided by Ribble Valley Borough Council. By email dated the 18th of December 2025, the Council confirmed that the appropriate search area should include Whalley, Clitheroe, and centres within Tier 1 and Tier 2 settlements that also fall within that drive-time distance (Appendix A).

1.1.5. The report demonstrates that there are no sequentially preferable, suitable, and available sites which could reasonably accommodate the proposed development, and that the modest scale and specialist function of the store will not give rise to any significant adverse impacts on the vitality or viability of existing centres.

/2 Planning Policy Context

2.1. Introduction

2.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Ribble Valley comprises the Housing and Economic Development, Development Plan Document (HED DPD) adopted 2019 and Ribble Valley Core Strategy adopted 2014. The HED DPD sets out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy. The HED DPD is accompanied by a Proposals Map.

2.1.2. Figure 1 below shows an extract from Ribble Valley's HED DPD Proposals Map. The red arrow indicates the allocated existing employment area in this locality; however this only covers the northern section of the Mitton Road Business Park which has since expanded to the South.

Figure 1: HED DPD Proposals Map

2.1.3. Figure 2 below shows the approximate location of Unit 45 marked with a blue cross. This sits outside the allocated employment site, albeit within the expanded business park.

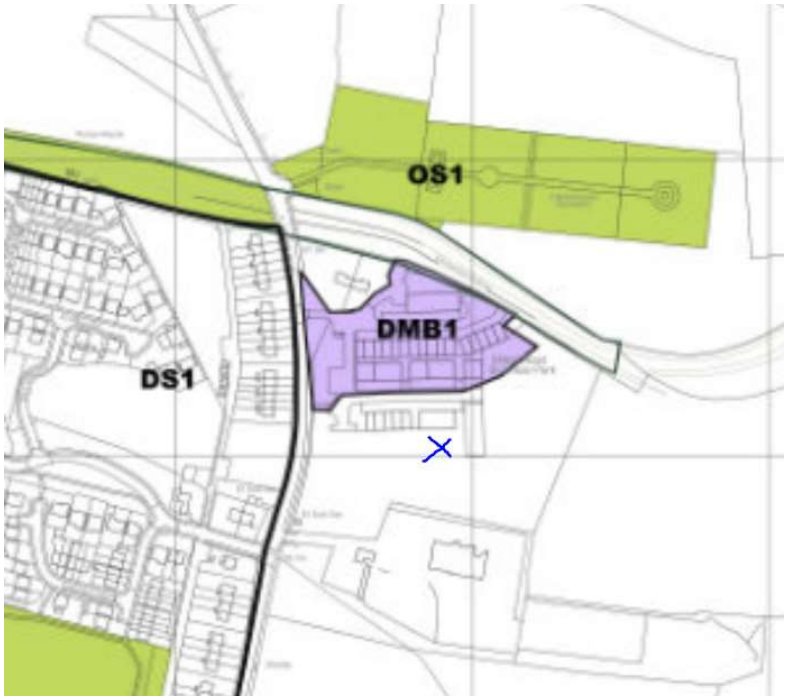


Figure 2: Location of Unit 45 as shown on the HED DPD Proposals Map

2.1.4. Figure 3 below shows the expanded Business Park with Unit 45 annotated by the yellow pin for context.

Figure 3: Location of Unit 45 within the context of the Business Park. Source: Google Earth

2.1.5. Despite the Unit subject to this submission not being sited within an allocated employment site, Policy DMB1 does still apply as the Policy supports proposals that promote business growth and the local economy in principle, subject to compliance with the Core Strategy and relevant detailed LDF policies.

2.2. Ribble Valley Core Strategy

2.2.1. The Ribble Valley Core Strategy (2008-2028) adopted 2014 provides detailed site allocations and development management policies to deliver the strategic aims of the Council.

2.2.2. **Policy DMB1 Supporting Business Growth and the Local Economy** supports proposals that promote business growth and the local economy in principle, subject to compliance with the Core Strategy and relevant detailed LDF policies. Proposals involving the development, redevelopment or conversion of employment sites to alternative uses will be assessed against wider plan policies, environmental benefits, and the economic and social impacts of any loss of employment, including clear evidence that the site has been actively marketed for employment use for at least six months or that the existing use is no longer viable. Overall, the policy seeks to balance economic growth with sustainable development objectives.

2.2.3. **Policy DMR1 Retail Development in Clitheroe** is the only policy that mentions the requirement of a sequential test. It does not relate to this development proposed as it states it is applicable to proposed retail development only and in Clitheroe.

2.2.4. **Key Statement EC1** states employment development is prioritised in the main settlements of Clitheroe, Whalley, and Longridge, alongside strategic sites such as Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury, and locations linked to the A59 corridor. The Council aims to allocate an additional 8 hectares of land for employment in sustainable locations to support economic growth and job creation. Expansion of existing businesses is generally supported, with a preference for using brownfield or existing employment sites before considering alternative sites. Proposals that would result in the loss of employment land must demonstrate no adverse impact on the local economy.

2.3. National Planning Policy Framework (NPPF)

2.3.1. The NPPF provides national guidance on planning for town centres and main town centre uses. The following paragraphs are directly relevant:

2.3.2. **Paragraph 91** requires the application of a sequential test for main town centre uses located outside existing centres. Sites should be considered in order of preference: town/local centre, then edge-of-centre, and only if no suitable sites are available, out-of-centre.

2.3.3. **Paragraph 92** states that when considering edge-of-centre and out-of-centre proposals, preference should be given to accessible sites well connected to the town centre. Both applicants and local authorities should demonstrate flexibility in terms of format and scale.

2.3.4. **Paragraph 94** requires impact assessments for proposals exceeding 2,500 sqm gross, or where a lower local threshold applies.

2.3.5. **Paragraph 95** confirms that applications should be refused if they fail the sequential test or are likely to lead to significant adverse impacts on existing centres.

2.4. Planning Practice Guidance (PPG)

2.4.1. The Planning Practice Guidance (PPG) supplements the NPPF and provides further detail on the application of the sequential and impact tests.

2.4.2. Paragraph 005 (Reference ID: 2b-005-20190722) makes clear that it is for the applicant to demonstrate compliance with the sequential test. The guidance explains that the sequential test should be applied in a proportionate and appropriate way, and that local planning authorities are expected to support applicants by sharing relevant information where possible. The PPG also establishes a checklist of considerations, including whether more central sites have been properly assessed, whether flexibility has been demonstrated in terms of format and scale, and whether sites are accessible and well connected to the town centre.

2.4.3. Paragraph 011 (Reference ID: 2b-011-20190722) acknowledges that certain main town centre uses may have specific market and locational requirements, which must be recognised when applying the sequential test. In such cases, robust justification is needed to explain why these requirements apply.

2.4.4. Paragraph 012 (Reference ID: 2b-012-20190722) reinforces that land ownership alone does not constitute a locational requirement, and that applicants should provide clear evidence where they consider only certain locations can meet their operational needs.

2.4.5. Taken together, these elements of the PPG underline the importance of flexibility, transparency, and proportionality when undertaking the sequential test. They also recognise that the locational and operational requirements of different retail formats can legitimately inform the assessment of suitable and available sites.

2.5. Summary

2.5.1. The proposed development involves the change of use of a unit from Class B2/B8 (general industrial/warehousing) to a gym, which falls within Class E and constitutes a main town centre use as defined by paragraph 91 of the National Planning Policy Framework (NPPF) 2024. The NPPF establishes a sequential approach to planning for main town centre uses, with the objective of directing such development to town centres first, then edge-of-centre locations, and only then out-of-centre sites where suitable sites are unavailable.

2.5.2. Local policy similarly supports proposals that contribute to business growth and the local economy, provided they are compatible with the surrounding area and do not result in unacceptable environmental impacts. Employment development is directed to Clitheroe, Whalley, Longridge, and other strategic locations, with a preference for brownfield and existing employment sites. Expansion of existing businesses and proposals that support rural or town centre economies are encouraged, while loss of employment land must not adversely affect the local economy.

2.5.3. The proposal represents an employment-generating use, consistent with the policy objective of supporting economic activity, and therefore does not result in the loss of employment opportunities. Accordingly, the change of use is supported in principle, provided that sequential and other relevant site-selection considerations are addressed.

2.5.4. This sequential test is therefore undertaken in accordance with paragraph 91 of the NPPF 2024 and local policy, to demonstrate that there are no suitable, available, and viable sites within defined town centre or edge-of-centre locations capable of accommodating the proposed gym use.

2.5.5. In this case, the proposed floorspace of 483sqm floorspace is below the national default threshold for an impact assessment.

2.5.6. The NPPF and PPG reinforce the need for a proportionate and transparent application of the sequential and impact tests. The guidance makes clear that it is for the applicant to demonstrate compliance, that flexibility in terms of format and scale should be considered, and that legitimate locational and market requirements may be taken into account.

2.5.7. In summary, the principle of other main town centre uses being accommodated on the wider site is already established due to the presence of other uses operating on the Business Park such as a music shop. The key planning issues now relate to whether the proposal of a use within Class E on the site meets the requirements of the sequential and impact tests. The following sections of this report therefore consider alternative sites and potential retail impacts in detail before drawing final conclusions.

/3 Sequential Test

3.1. Methodology

3.1.1. National policy requires a sequential approach to proposals for main town centre uses that are not located in a defined centre. Paragraph 91 of the NPPF sets out the principle that development should be directed first to in-centre locations, then to edge-of-centre, and only where suitable sites are not available (or not likely to become available within a reasonable period) should out-of-centre sites be considered.

3.1.2. The PPG provides further guidance on applying the sequential test. It confirms that it is for the applicant to demonstrate compliance, that the test should be proportionate and appropriate to the scale of the proposal, and that applicants and local planning authorities should engage at an early stage to establish the appropriate scope of the assessment. The guidance also emphasises the importance of flexibility in terms of format and scale, while recognising that certain uses may have legitimate locational and operational requirements.

3.1.3. Ribble Valley Council has confirmed (email dated the 18th of December 2025) that the appropriate scope of the sequential test is to consider sites within:

- Clitheroe,
- Whalley,
- And centres within Tier 1 and Tier 2 settlements that also fall within that drive-time distance which includes:
    - Tier 1 –
    - Barrow,
    - Billington,
    - Langho
    - Read
    - Simonstone
    - Tier 2 –
    - Brockhall,
    - Calderstones,
    - Pendleton,
    - Sabden,
    - Wiswell

3.1.4. The application proposal is for **483sqm floorspace (Class E)**. For the purposes of the sequential test, a tolerance of **+/- 10%** has been applied, reflecting the flexibility required by the PPG. Any alternative unit would therefore need to fall within this broad floorspace range and be capable of meeting the functional requirements of a gym format. In practice, this means that a suitable site would need to a number of essential locational and physical requirements including:

- **Sufficient internal floor area** to accommodate a flexible gym layout, including free-weights areas, fixed equipment zones, studio/class space, changing facilities, storage and staff areas, without compromising health and safety standards or operational efficiency.
- **Offer regular, open-plan floorplates** capable of accommodating heavy gym equipment and flexible layouts.
- **Have adequate floor loading capacity** to support specialist equipment, including free weights and resistance machinery.
- **Allow extended opening hours**, including early morning and evening use, without giving rise to unacceptable impacts on residential amenity.
- **Provide convenient access and parking provision** for members, staff and deliveries.

3.1.5. In considering sequentially preferable sites, three questions must therefore be addressed:

- **Suitability** – whether the site is capable of accommodating the proposal, taking into account reasonable flexibility but also the operational requirements of the development. The Supreme Court judgment in Tesco v Dundee City Council [2012] confirmed that "suitable" means suitable for the development proposed, not a hypothetical smaller or materially different scheme.
- **Availability** – whether the site is available now or likely to become available within a reasonable period. This reflects commercial reality, as sites with no realistic prospect of occupation cannot be regarded as genuine alternatives.
- **Viability** – while viability is not always expressly required by the NPPF, it forms part of the planning judgement as to whether a site can realistically deliver the proposal, taking into account rental expectations, fit-out costs, and whether the unit is in a location appropriate for the store's trading model.

3.1.6. This sequential assessment has therefore involved a desk-based search of property databases (including On the Marker, Rightmove and Zoopla). Any potential site would be assessed against the criteria of suitability, availability and viability, with the reasoning set out clearly if any sites are found.

3.2. Sequential Assessment Results

3.2.1. The results of the sequential assessment are set out in full in Appendix B. The assessment has considered the areas within Clitheroe and Whalley, along with other sites identified in those Tier 1 and Tier 2 settlements by the Council and no sites have been found.

3.2.2. A consistent conclusion emerges from this review: there are no sites available which could accommodate the proposal, even when applying the flexibility in scale and format required by the PPG.

3.3. Sequential Assessment Conclusion

3.3.1. In light of these findings, it is evident that there are no sequentially preferable sites within Clitheroe or Whalley, nor within other sites identified in those Tier 1 and Tier 2 settlements which could potentially accommodate the development. The search has been robust, proportionate and comprehensive.

3.3.2. It is concluded that the sequential test is satisfied. The absence of any suitable, available and viable alternatives means that the application site represents the most appropriate location for meeting the identified need for this form of development.

/4 Conclusion

4.1.1. This sequential test has been prepared in accordance with paragraph 91 of the National Planning Policy Framework (NPPF) 2024 and relevant local planning policy, to support a retrospective application for the change of use of Unit 45 Mitton Business Park from Class B2/B8 to a gym use within Class E.

4.1.2. As a gym is defined as a main town centre use, a sequential test has been undertaken in line with national policy. The scope of the assessment has been agreed with Ribble Valley Council and has appropriately considered Whalley, Clitheroe and relevant Tier 1 and Tier 2 settlements within a reasonable drive-time catchment.

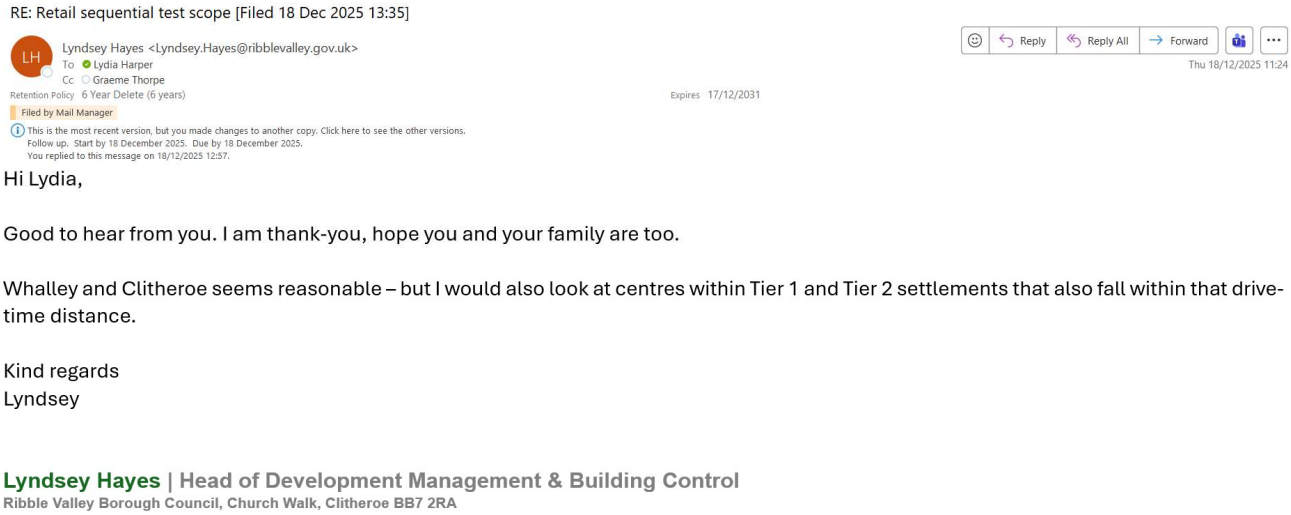
4.1.3. The sequential assessment has been proportionate to the modest scale of the proposal and has applied appropriate flexibility in accordance with the Planning Practice Guidance. Nevertheless, the assessment demonstrates that there are no sequentially preferable sites within town centre or edge-of-centre locations that are suitable, available and viable to accommodate the operational and functional requirements of a gym use of this nature.

4.1.4. The proposed floorspace of approximately 483sqm falls well below the national threshold for a retail impact assessment, and the proposal will not give rise to any significant adverse impacts on the vitality or viability of existing centres. The specialist and destination nature of the gym use further limits any potential diversion of trade from town centre locations.

4.1.5. In the absence of any suitable and available sequentially preferable sites and having regard to the employment-generating nature of the proposal, the application site represents the most appropriate and sustainable location for the development. The sequential test is satisfied, and there are no planning grounds on which planning permission should be withheld.

/5 Appendices

5.1. Appendix A – email from Lyndsey Hayes Development Manager agreeing scope of sequential test



RE: Retail sequential test scope [Filed 18 Dec 2025 13:35]

LH Lyndsey Hayes <Lyndsey.Hayes@ribblevalley.gov.uk>
To Lydia Harper
Cc Graeme Thorpe
Retention Policy 6 Year Delete (6 years) Expires 17/12/2031
Filed by Mail Manager
This is the most recent version, but you made changes to another copy. Click here to see the other versions.
Follow up. Start by 18 December 2025. Due by 18 December 2025.
You replied to this message on 18/12/2025 12:57.

Reply | Reply All | Forward
Thu 18/12/2025 11:24

Hi Lydia,

Good to hear from you. I am thank-you, hope you and your family are too.

Whalley and Clitheroe seems reasonable – but I would also look at centres within Tier 1 and Tier 2 settlements that also fall within that drive-time distance.

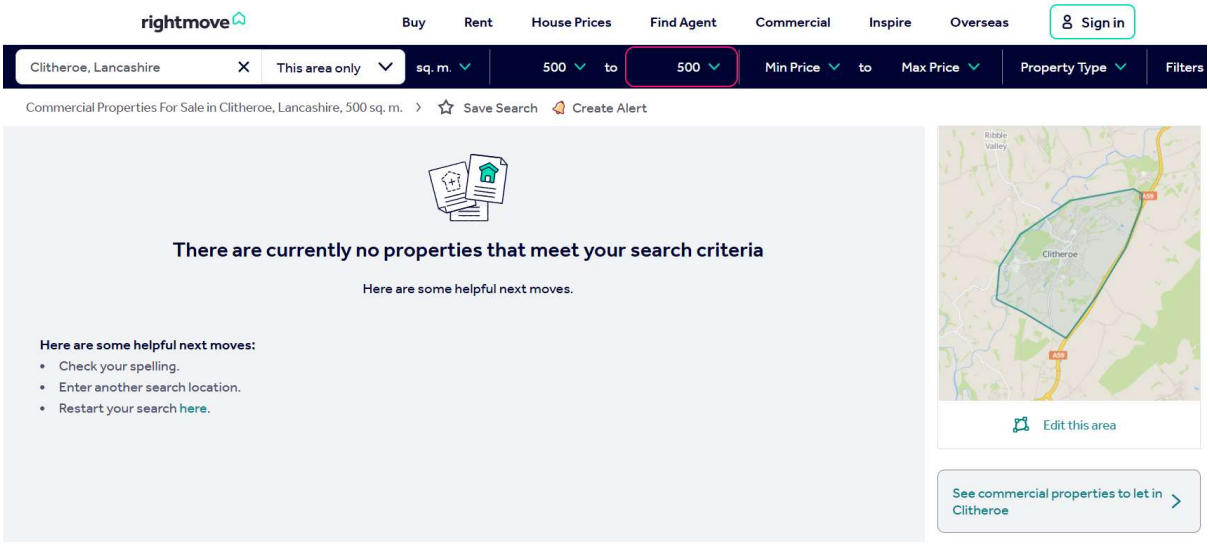
Kind regards
Lyndsey

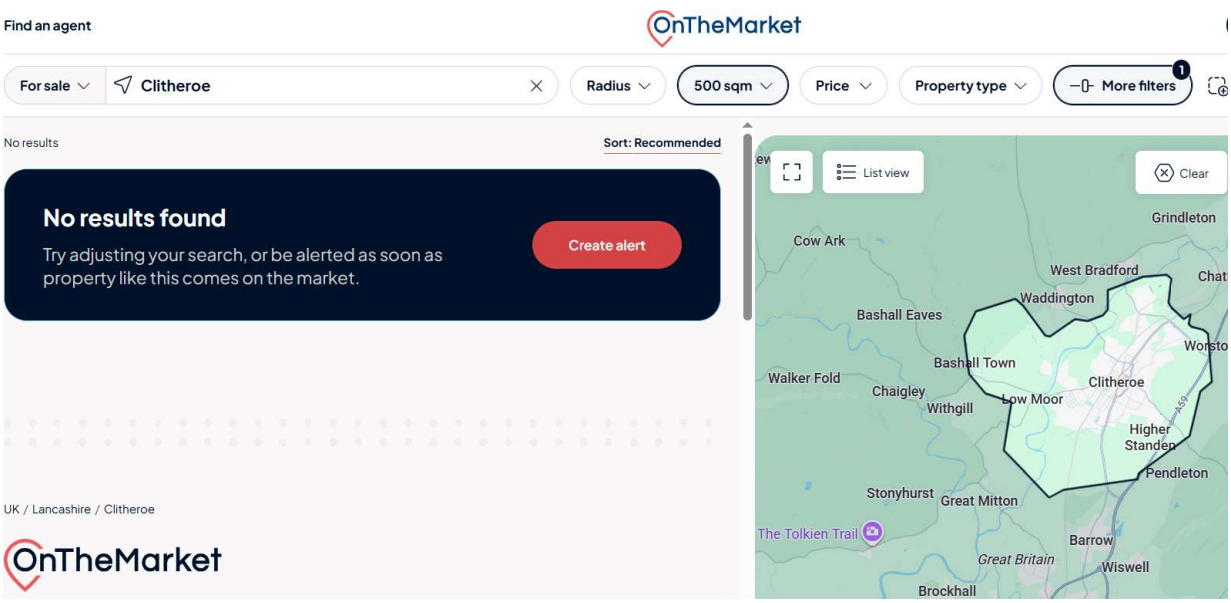
Lyndsey Hayes | Head of Development Management & Building Control
Ribble Valley Borough Council, Church Walk, Clitheroe BB7 2RA

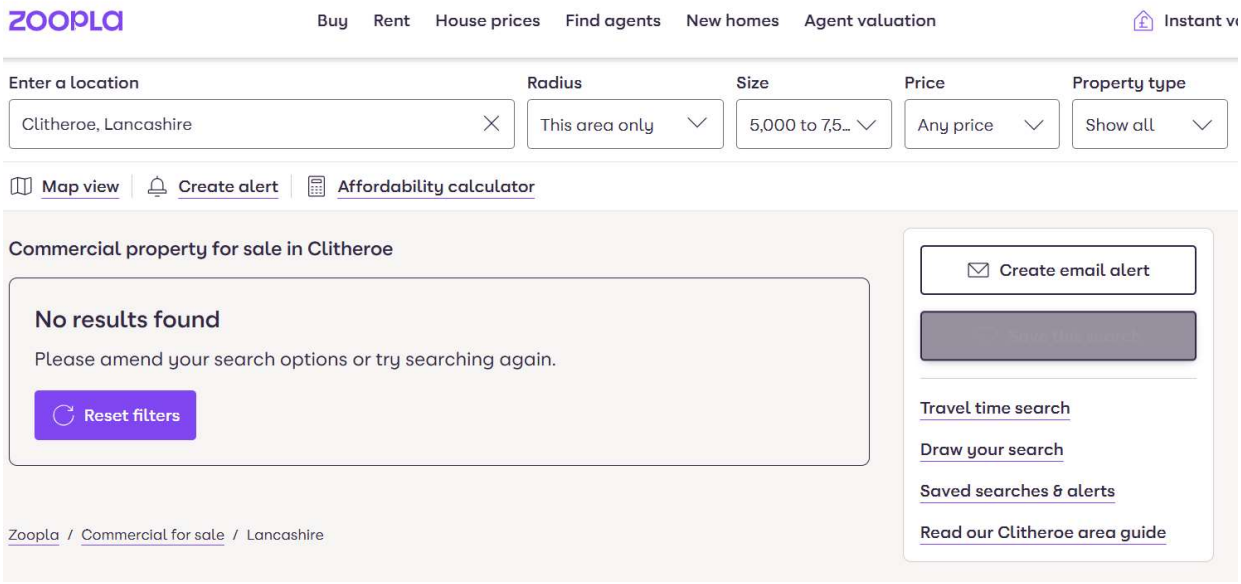
5.2. Appendix B – Sequential Property Listings

Search Results:

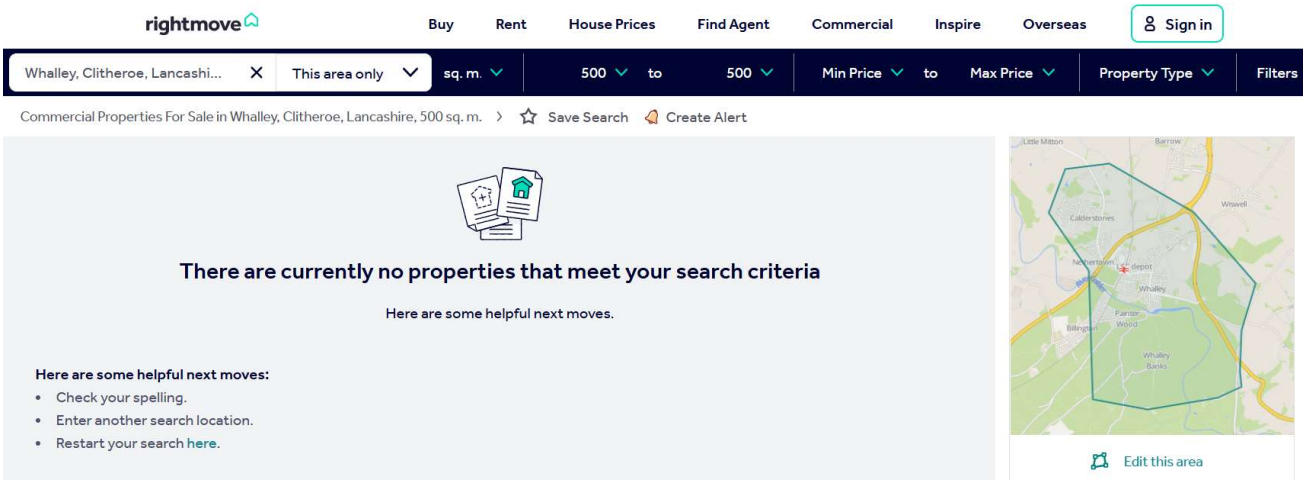
Clitheroe

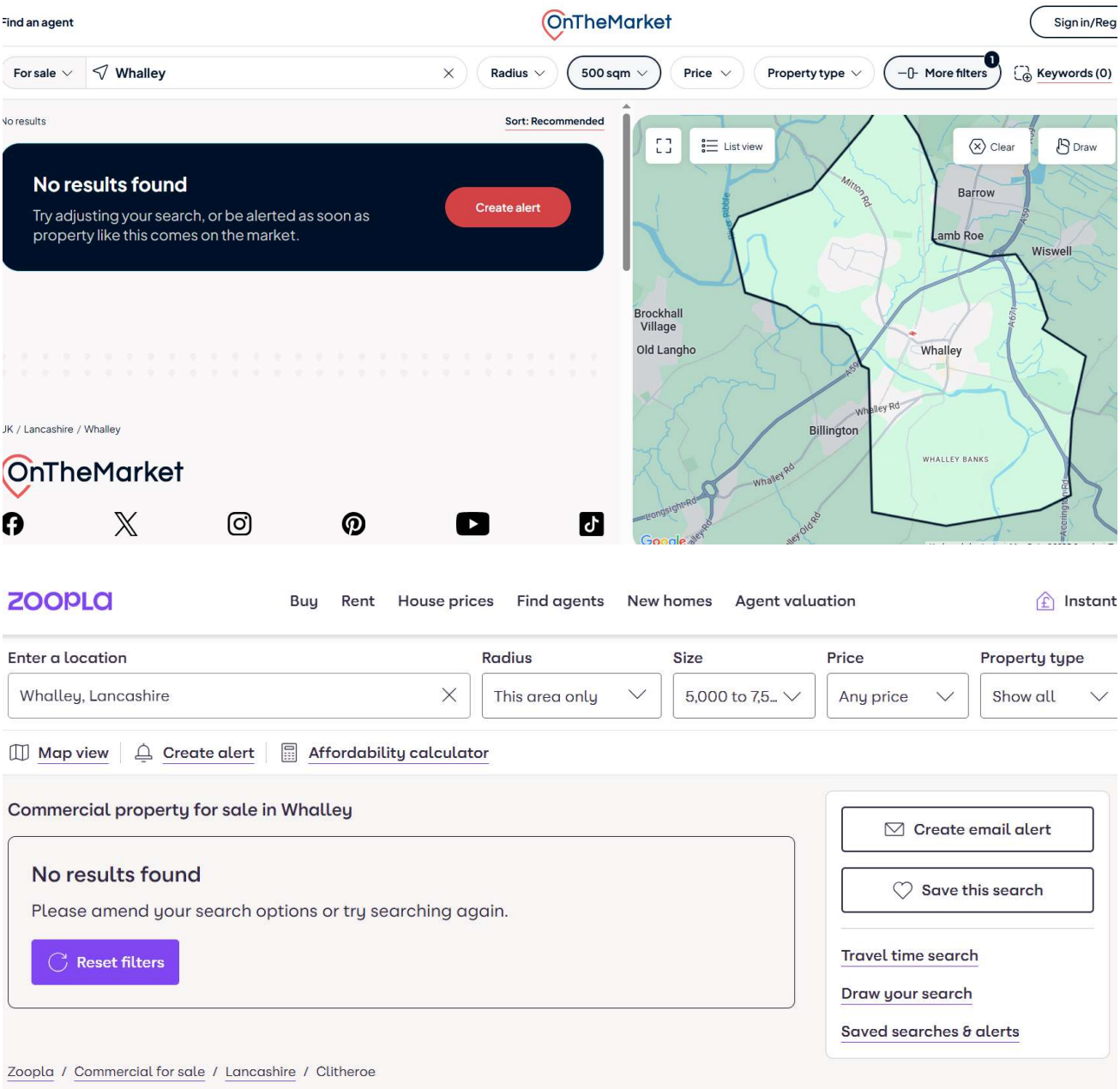






Whalley (including Calderstones area)




Find an agent
OnTheMarket
Sign in/Reg
For sale
Whalley
Radius
500 sqm
Price
Property type
More filters
Keywords (0)
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Sort: Recommended
No results found
Try adjusting your search, or be alerted as soon as property like this comes on the market.
Create alert
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Draw
Barrow
Lamb Roe
Wiswell
Brockhall Village
Old Langho
Whalley
Billington
WHALLEY BANKS
Whalley Rd
UK / Lancashire / Whalley
OnTheMarket
ZOOPLA
Buy
Rent
House prices
Find agents
New homes
Agent valuation
Instant
Enter a location
Whalley, Lancashire
Radius
This area only
Size
5,000 to 7,5...
Price
Any price
Property type
Show all
Map view
Create alert
Affordability calculator
Commercial property for sale in Whalley
No results found
Please amend your search options or try searching again.
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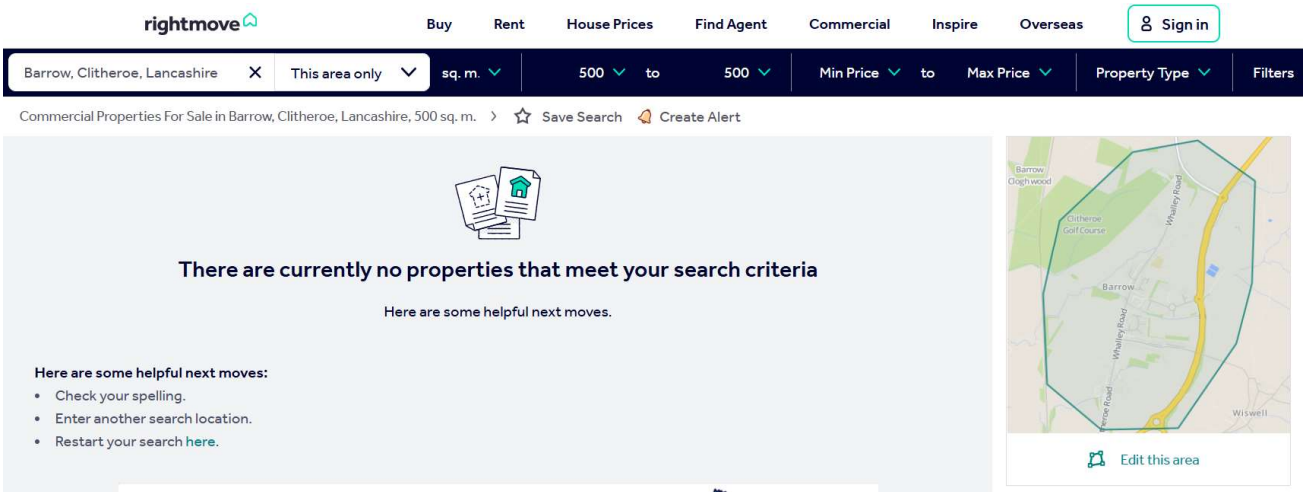
Create email alert
Save this search
Travel time search
Draw your search
Saved searches & alerts
Zoopla / Commercial for sale / Lancashire / Clitheroe

Barrow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Here are some helpful next moves.
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Check your spelling.
Enter another search location.
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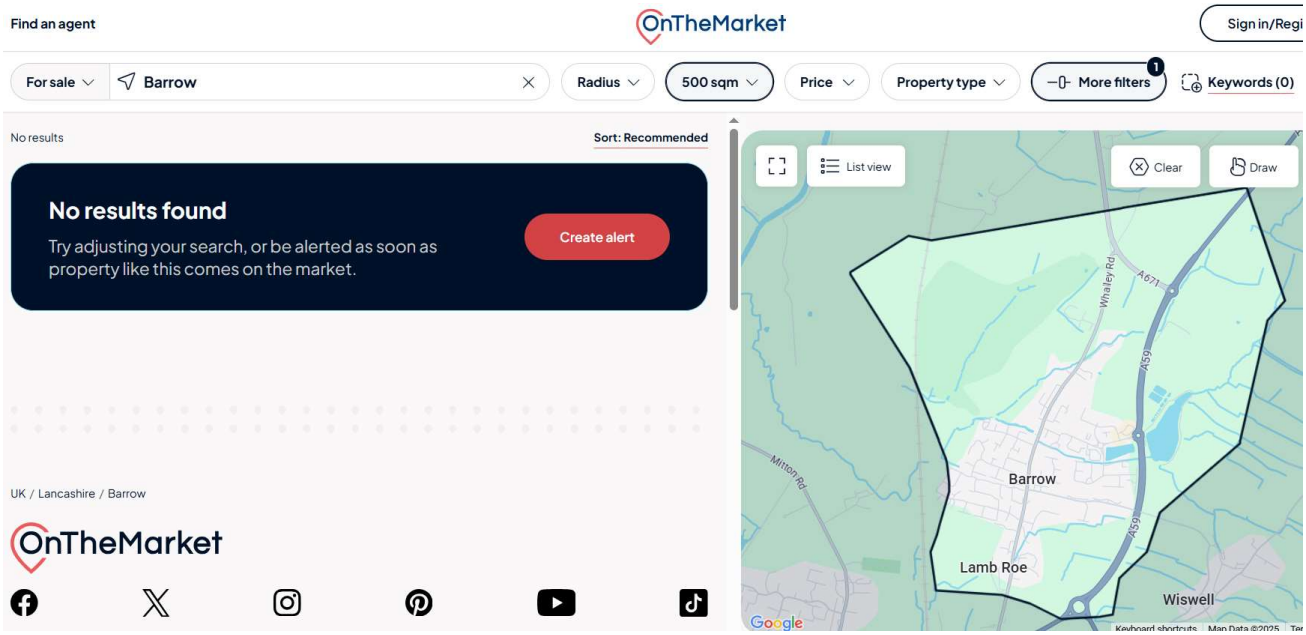
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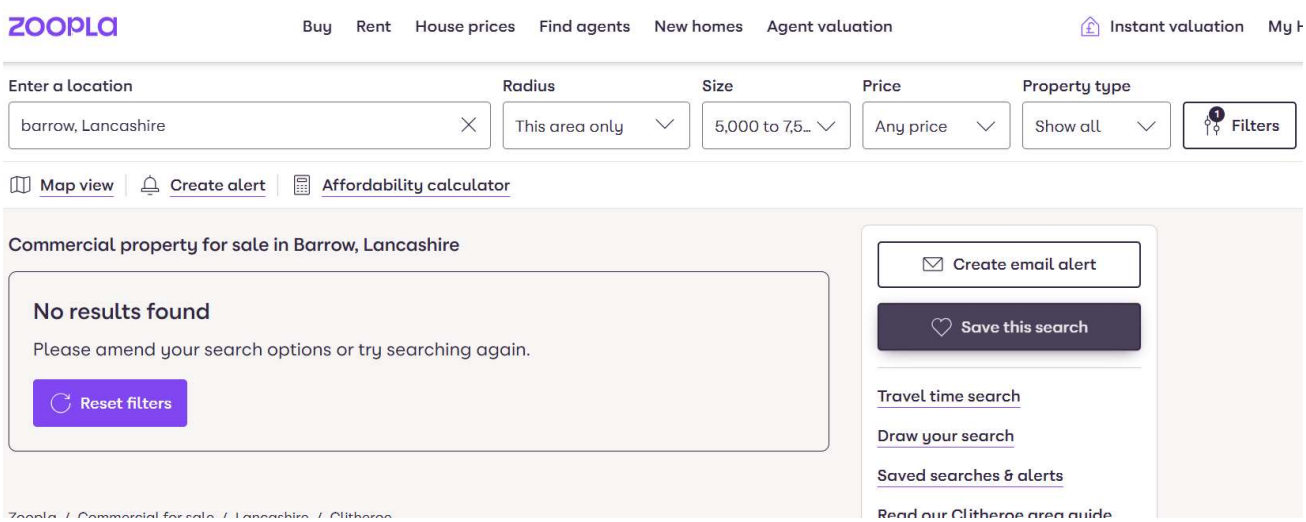
ZOOPLA
Buy
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House prices
Find agents
New homes
Agent valuation
Instant valuation
Enter a location
barrow, Lancashire
Radius
This area only
Size
5,000 to 7,5...
Price
Any price
Property type
Show all
Filters
Map view
Create alert
Affordability calculator
Commercial property for sale in Barrow, Lancashire
No results found
Please amend your search options or try searching again.
Reset filters
Create email alert
Save this search
Travel time search
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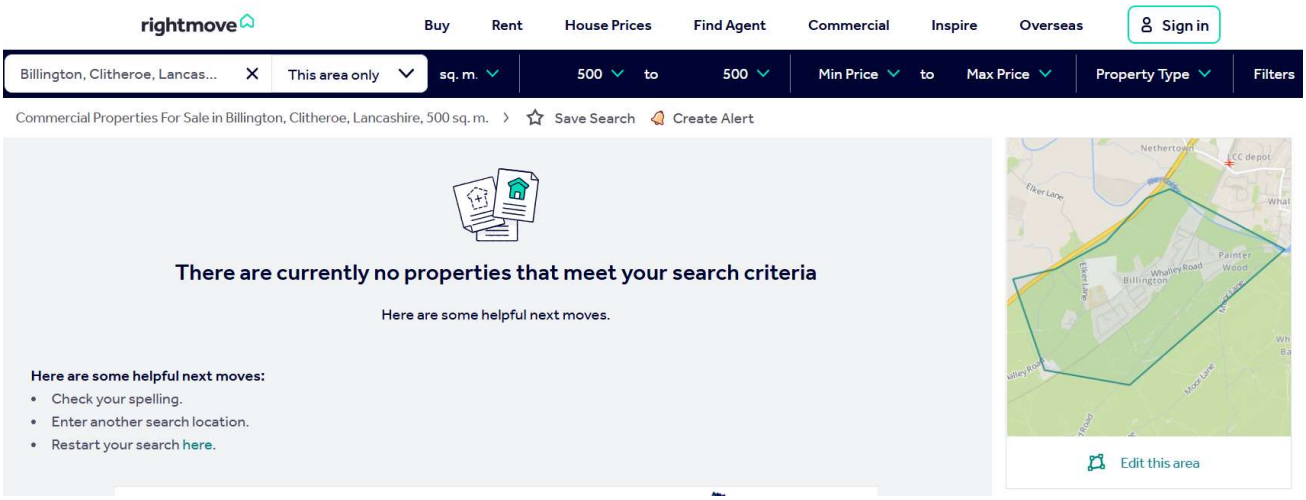
Saved searches & alerts

Billington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Buy
Rent
House Prices
Find Agent
Commercial
Inspire
Overseas
Sign in
Billington, Clitheroe, Lancas...
This area only
sq. m.
500
to
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Min Price
to
Max Price
Property Type
Filters
Commercial Properties For Sale in Billington, Clitheroe, Lancashire, 500 sq. m.
Save Search
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There are currently no properties that meet your search criteria
Here are some helpful next moves.
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Check your spelling.
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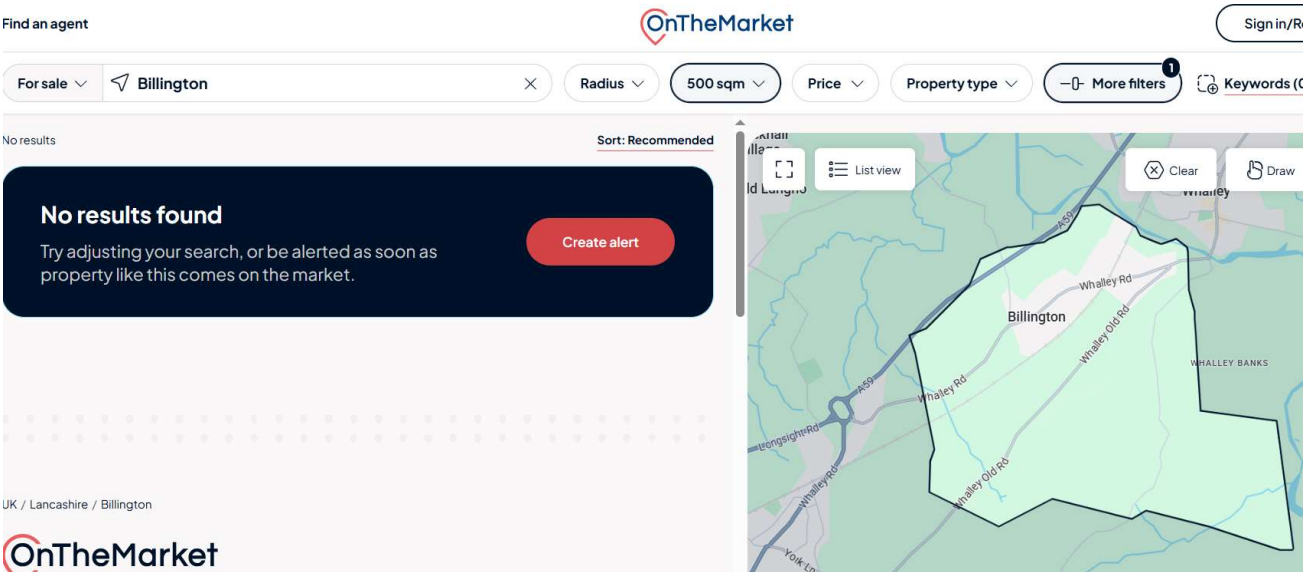
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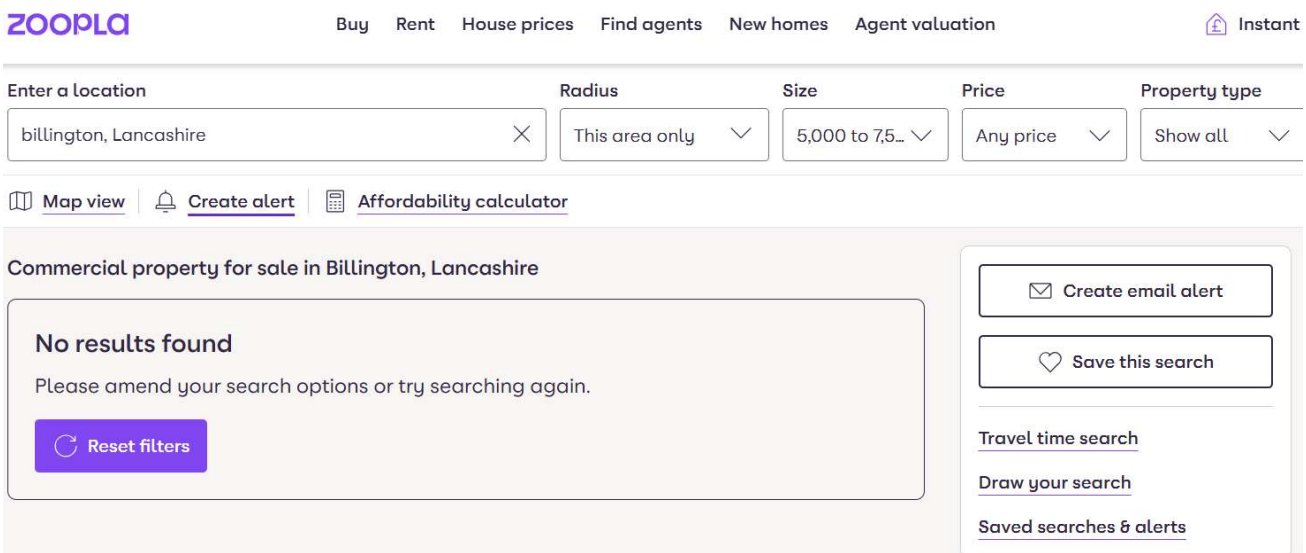
Whalley Rd
Whalley Old Rd
WHALLEY BANKS
A59
UK / Lancashire / Billington
OnTheMarket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Agent valuation
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Radius
This area only
Size
5,000 to 7,5...
Price
Any price
Property type
Show all
Map view
Create alert
Affordability calculator
Commercial property for sale in Billington, Lancashire
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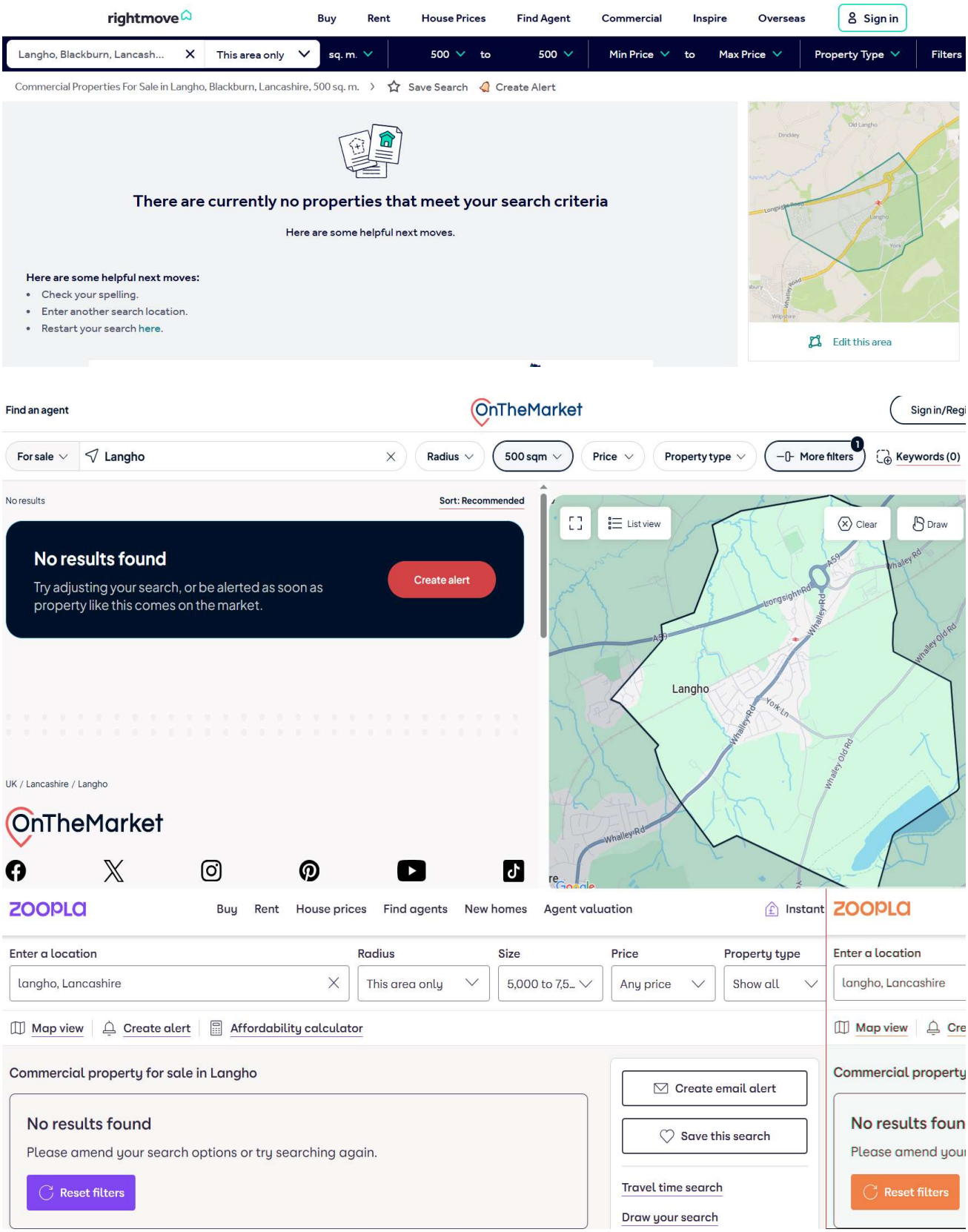
Please amend your search options or try searching again.
Reset filters
Create email alert
Save this search
Travel time search
Draw your search
Saved searches & alerts

Langho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Min Price
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Max Price
Property Type
Filters
Commercial Properties For Sale in Langho, Blackburn, Lancashire, 500 sq. m.
Save Search
Create Alert
There are currently no properties that meet your search criteria
Here are some helpful next moves.
Here are some helpful next moves:
Check your spelling.
Enter another search location.
Restart your search here.
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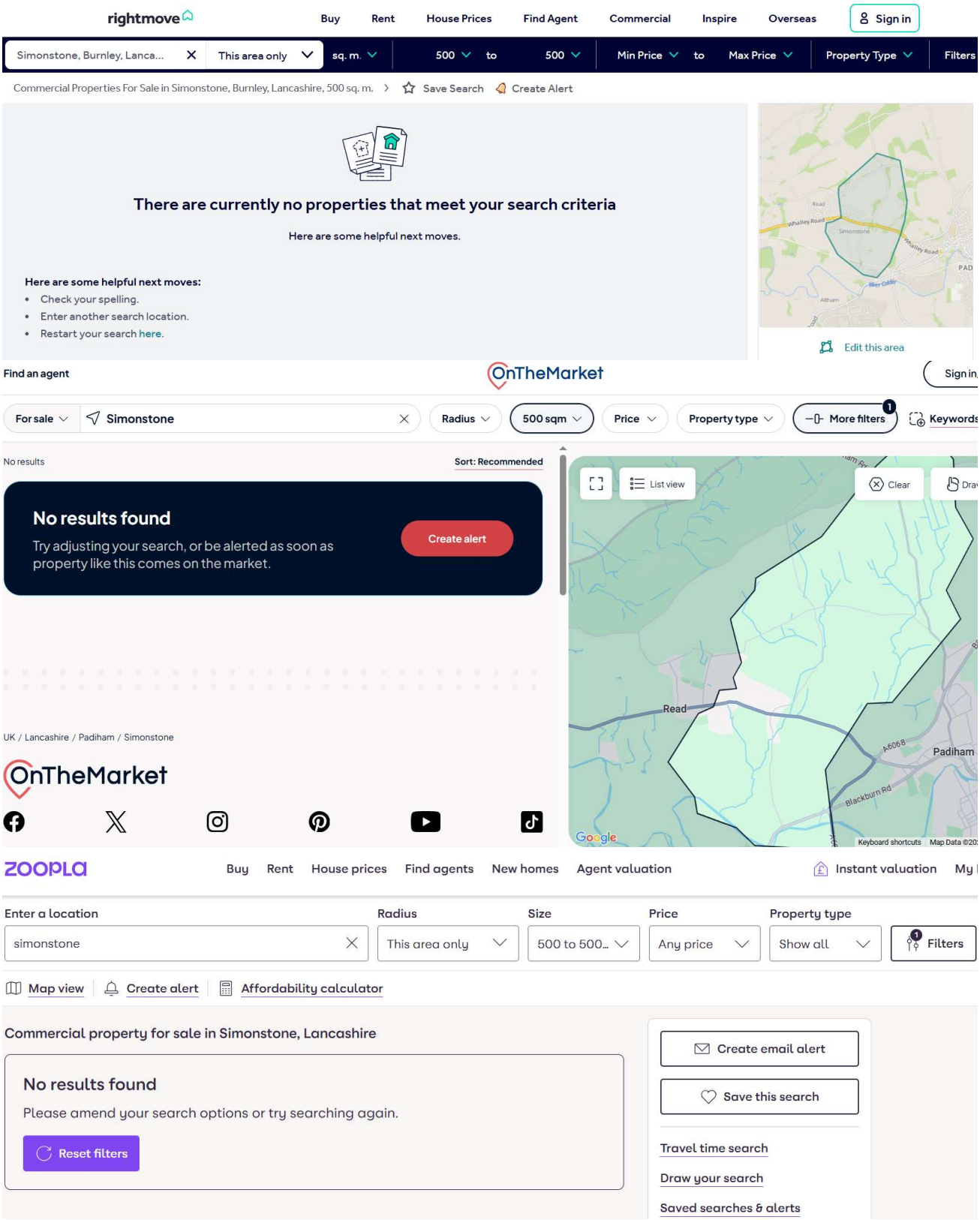
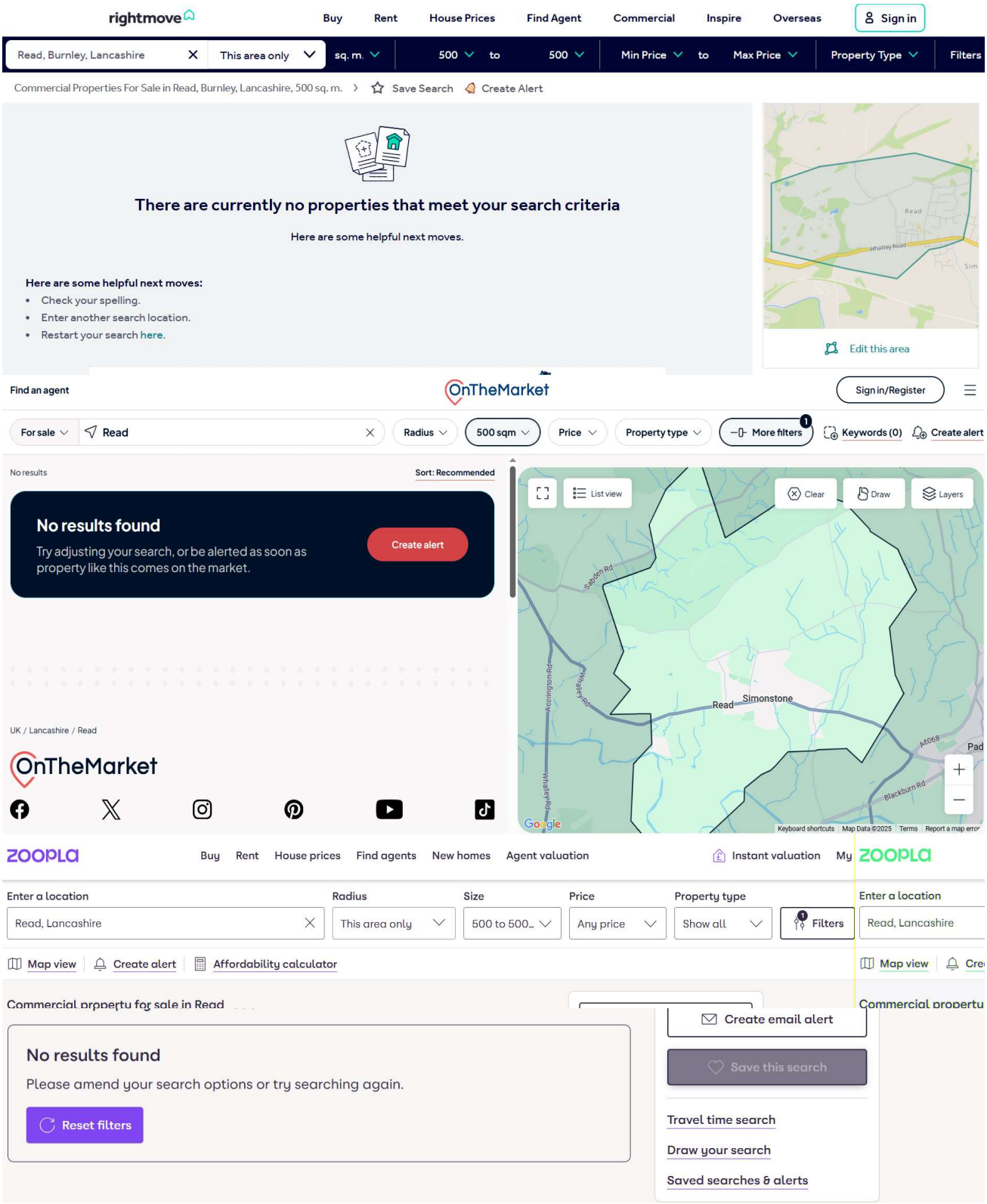
Property type
More filters
Keywords (0)
No results
Sort: Recommended
No results found
Try adjusting your search, or be alerted as soon as property like this comes on the market.
Create alert
List view
Clear
Draw
Langho
UK / Lancashire / Langho
OnTheMarket
ZOOPLA
Buy
Rent
House prices
Find agents
New homes
Agent valuation
Instant
Enter a location
langho, Lancashire
Radius
This area only
Size
5,000 to 7,5...
Price
Any price
Property type
Show all
Map view
Create alert
Affordability calculator
Commercial property for sale in Langho
No results found
Please amend your search options or try searching again.
Reset filters
Create email alert
Save this search
Travel time search
Draw your search

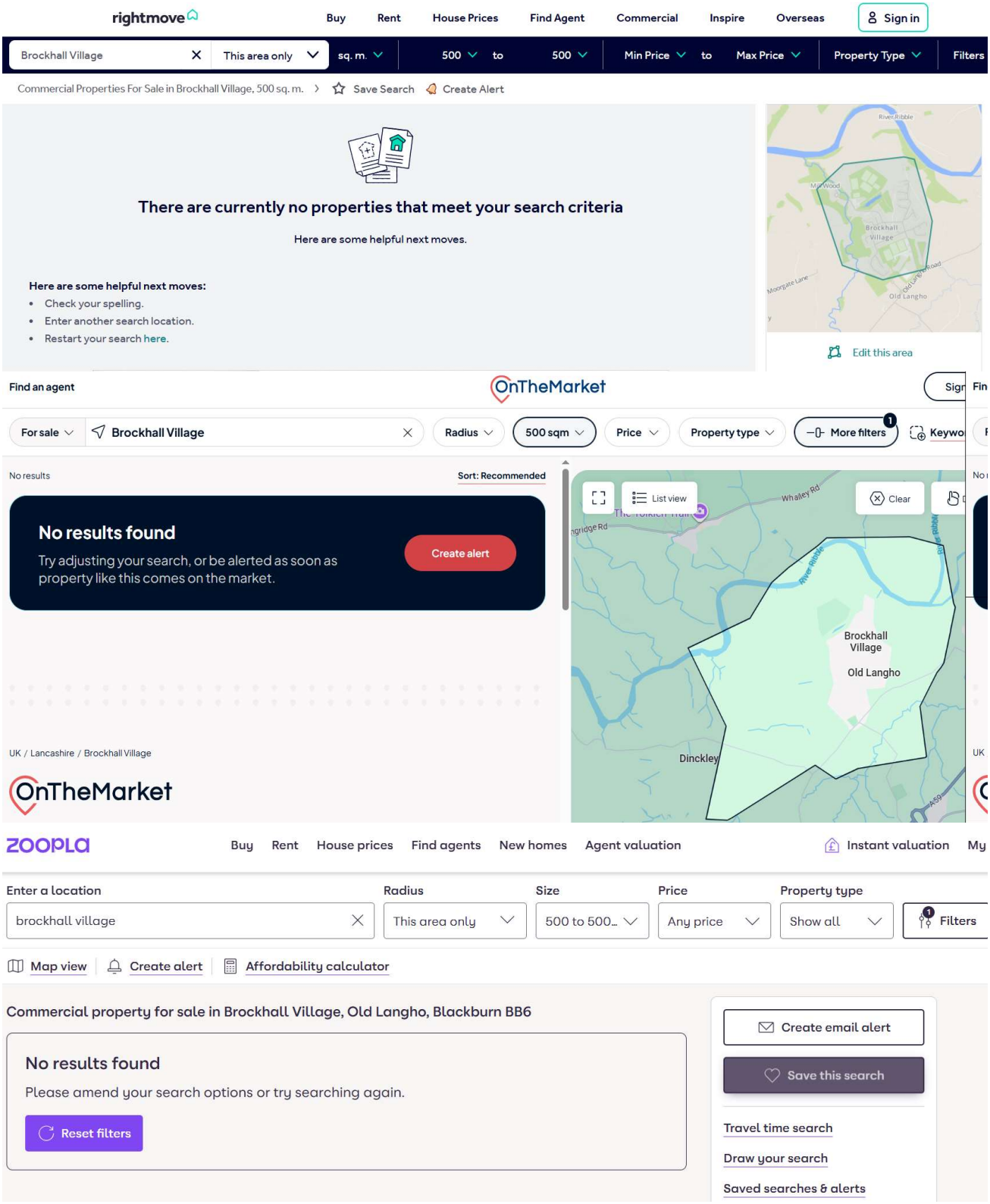
Simonstone


rightmove
Buy
Rent
House Prices
Find Agent
Commercial
Inspire
Overseas
Sign in
Simonstone, Burnley, Lanca...
This area only
sq. m.
500
to
500
Min Price
to
Max Price
Property Type
Filters
Commercial Properties For Sale in Simonstone, Burnley, Lancashire, 500 sq. m.
Save Search
Create Alert
There are currently no properties that meet your search criteria
Here are some helpful next moves.
Here are some helpful next moves:
Check your spelling.
Enter another search location.
Restart your search here.
Edit this area
Find an agent
OnTheMarket
Sign in
For sale
Simonstone
Radius
500 sqm
Price
Property type
More filters
Keywords
No results
Sort: Recommended
No results found
Try adjusting your search, or be alerted as soon as property like this comes on the market.
Create alert
List view
Clear
Read
Padiham
A6068
Blackburn Rd
Google
UK / Lancashire / Padiham / Simonstone
OnTheMarket
ZOOPLA
Buy
Rent
House prices
Find agents
New homes
Agent valuation
Instant valuation
Enter a location
simonstone
Radius
This area only
Size
500 to 500...
Price
Any price
Property type
Show all
Filters
Map view
Create alert
Affordability calculator
Commercial property for sale in Simonstone, Lancashire
No results found
Please amend your search options or try searching again.
Reset filters
Create email alert
Save this search
Travel time search
Draw your search
Saved searches & alerts

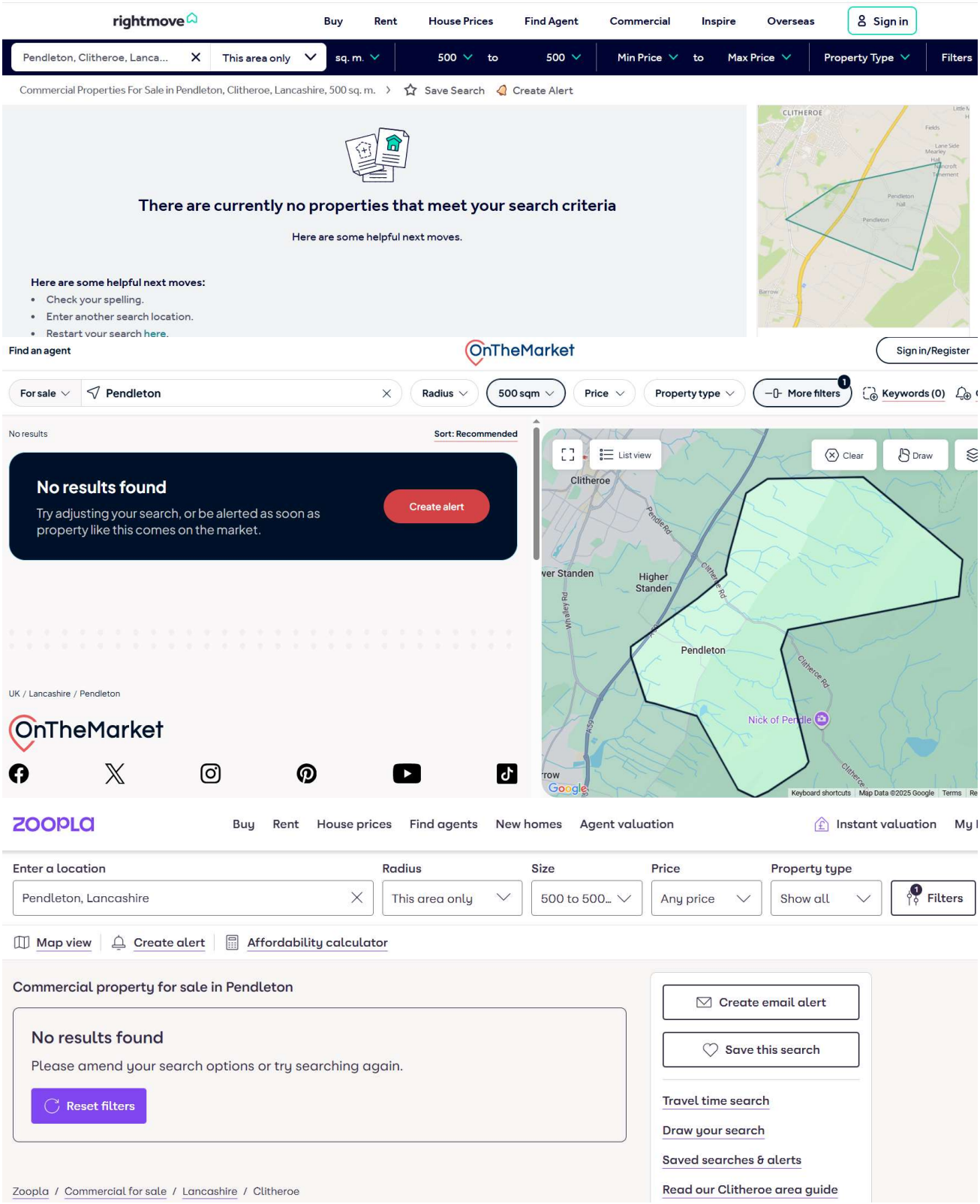
Read


rightmove
Buy
Rent
House Prices
Find Agent
Commercial
Inspire
Overseas
Sign in
Read, Burnley, Lancashire
This area only
sq. m.
500
to
500
Min Price
to
Max Price
Property Type
Filters
Commercial Properties For Sale in Read, Burnley, Lancashire, 500 sq. m.
Save Search
Create Alert
There are currently no properties that meet your search criteria
Here are some helpful next moves.
Here are some helpful next moves:
Check your spelling.
Enter another search location.
Restart your search here.
Edit this area
Find an agent
OnTheMarket
Sign in/Register
For sale
Read
Radius
500 sqm
Price
Property type
More filters
Keywords (0)
Create alert
No results
Sort: Recommended
No results found
Try adjusting your search, or be alerted as soon as property like this comes on the market.
Create alert
List view
Clear
Draw
Layers
Read
Simonstone
UK / Lancashire / Read
OnTheMarket
ZOOPLA
Buy
Rent
House prices
Find agents
New homes
Agent valuation
Instant valuation
My ZOOPLA
Enter a location
Read, Lancashire
Radius
This area only
Size
500 to 500...
Price
Any price
Property type
Show all
Filters
Map view
Create alert
Affordability calculator
Commercial property for sale in Read
No results found
Please amend your search options or try searching again.
Reset filters
Create email alert
Save this search
Travel time search
Draw your search
Saved searches & alerts

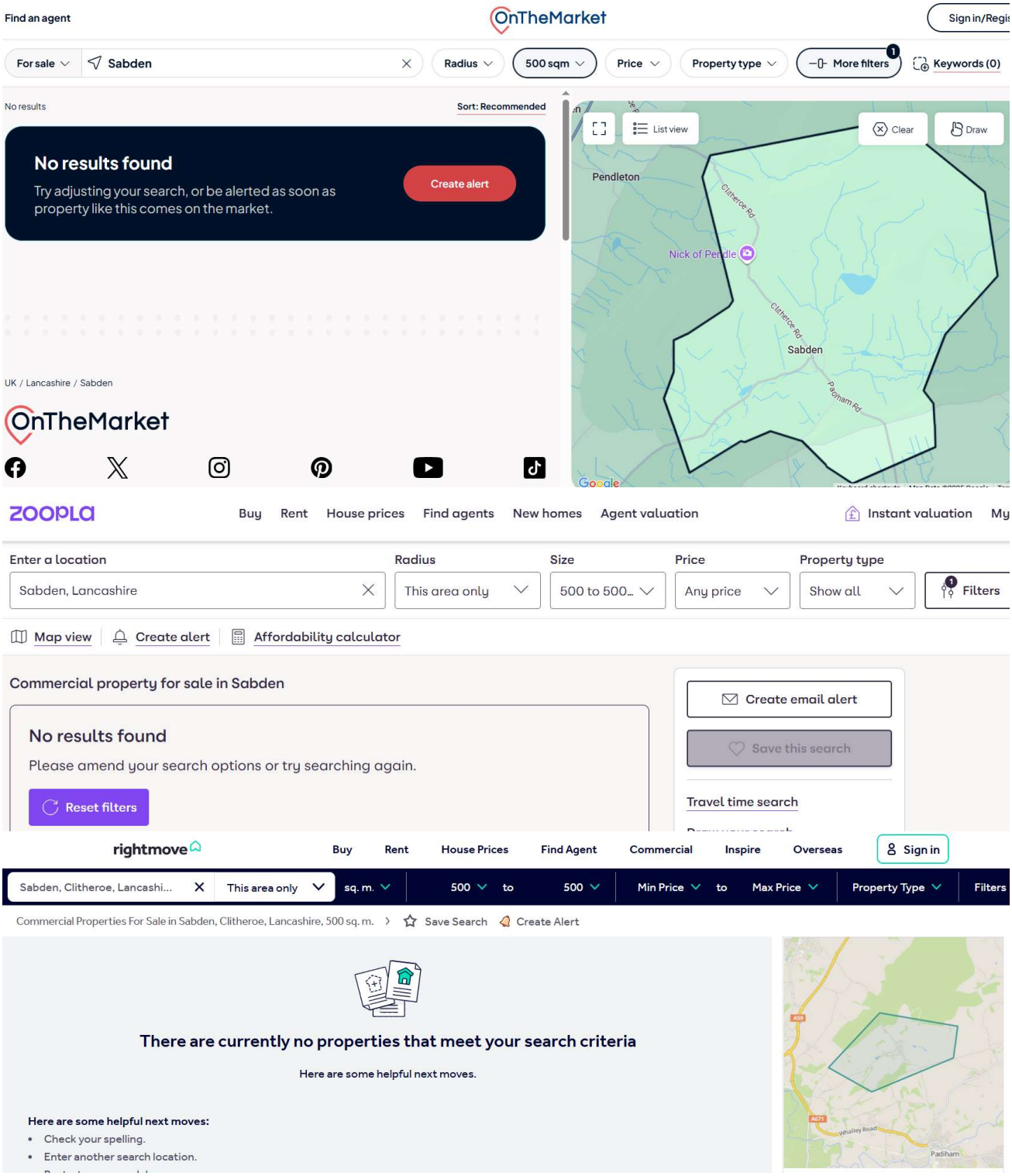
Brockhall


rightmove
Buy
Rent
House Prices
Find Agent
Commercial
Inspire
Overseas
Sign in
Brockhall Village
This area only
sq. m.
500
to
500
Min Price
to
Max Price
Property Type
Filters
Commercial Properties For Sale in Brockhall Village, 500 sq. m.
Save Search
Create Alert
There are currently no properties that meet your search criteria
Here are some helpful next moves.
Here are some helpful next moves:
Check your spelling.
Enter another search location.
Restart your search here.
Edit this area
Find an agent
OnTheMarket
For sale
Brockhall Village
Radius
500 sqm
Price
Property type
More filters
No results
Sort: Recommended
No results found
Try adjusting your search, or be alerted as soon as property like this comes on the market.
Create alert
List view
Clear
Brockhall Village
Old Langho
Dinckley
UK / Lancashire / Brockhall Village
OnTheMarket
ZOOPLA
Buy
Rent
House prices
Find agents
New homes
Agent valuation
Instant valuation
Enter a location
brockhall village
Radius
This area only
Size
500 to 500...
Price
Any price
Property type
Show all
Filters
Map view
Create alert
Affordability calculator
Commercial property for sale in Brockhall Village, Old Langho, Blackburn BB6
No results found
Please amend your search options or try searching again.
Reset filters
Create email alert
Save this search
Travel time search
Draw your search
Saved searches & alerts

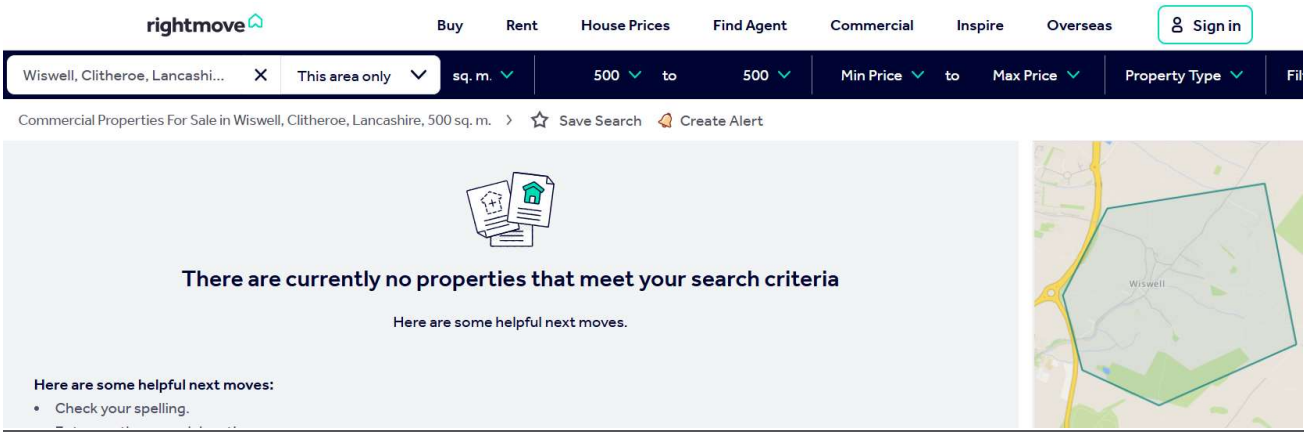
Pendleton

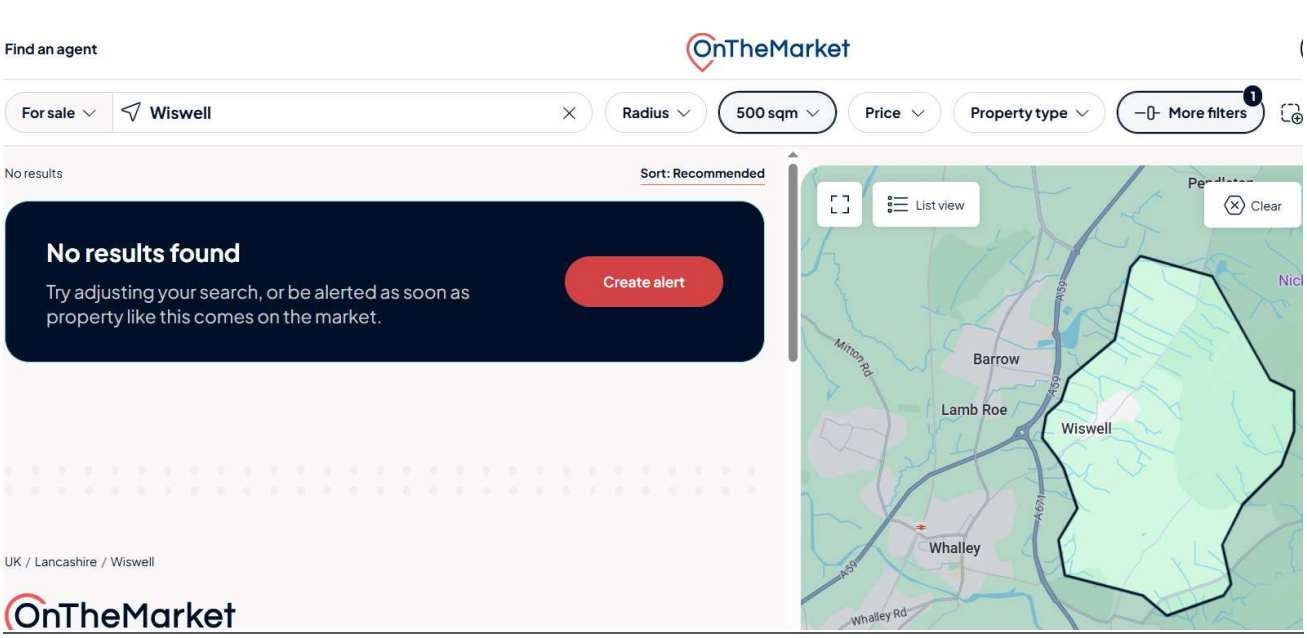

rightmove
Buy
Rent
House Prices
Find Agent
Commercial
Inspire
Overseas
Sign in
Pendleton, Clitheroe, Lanca...
This area only
sq. m.
500
to
500
Min Price
to
Max Price
Property Type
Filters
Commercial Properties For Sale in Pendleton, Clitheroe, Lancashire, 500 sq. m.
Save Search
Create Alert
There are currently no properties that meet your search criteria
Here are some helpful next moves.
Here are some helpful next moves:
Check your spelling.
Enter another search location.
Restart your search here.
CLITHEROE
Pendleton Hall
Pendleton
Barrow
Find an agent
OnTheMarket
Sign in/Register
For sale
Pendleton
Radius
500 sqm
Price
Property type
More filters
Keywords (0)
No results
Sort: Recommended
No results found
Try adjusting your search, or be alerted as soon as property like this comes on the market.
Create alert
List view
Clear
Draw
Clitheroe
Pendle Rd
Higher Standen
Pendleton
Clitheroe Rd
Nick of Pendle
Keyboard shortcuts
Map Data ©2025 Google
Terms
UK / Lancashire / Pendleton
OnTheMarket
ZOOPLA
Buy
Rent
House prices
Find agents
New homes
Agent valuation
Instant valuation
Enter a location
Pendleton, Lancashire
Radius
This area only
Size
500 to 500...
Price
Any price
Property type
Show all
Filters
Map view
Create alert
Affordability calculator
Commercial property for sale in Pendleton
No results found
Please amend your search options or try searching again.
Reset filters
Create email alert
Save this search
Travel time search
Draw your search
Saved searches & alerts
Read our Clitheroe area guide
Zoopla / Commercial for sale / Lancashire / Clitheroe

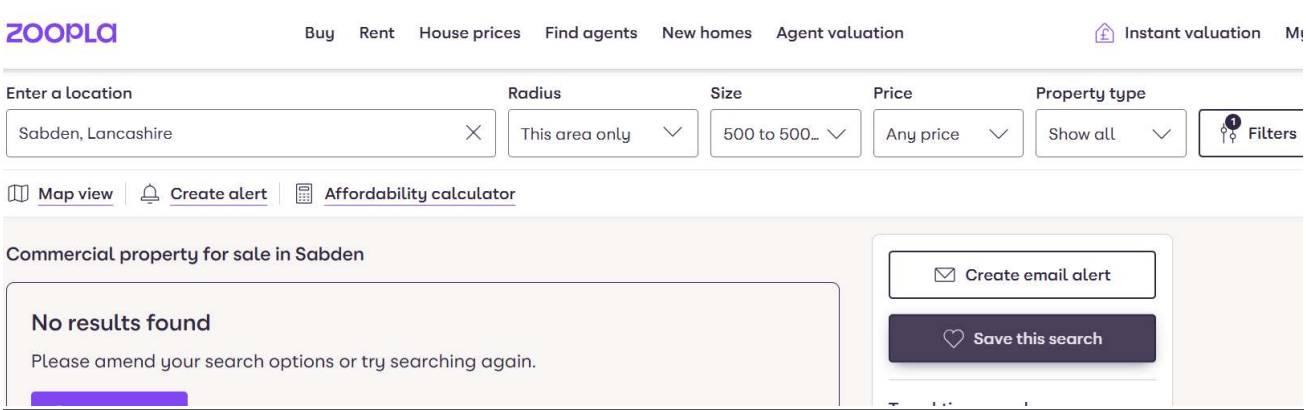
Sabden


Find an agent
OnTheMarket
Sign in/Regis
For sale
Sabden
Radius
500 sqm
Price
Property type
More filters
Keywords (0)
No results
Sort: Recommended
No results found
Try adjusting your search, or be alerted as soon as property like this comes on the market.
Create alert
List view
Clear
Draw
Pendleton
Clitheroe Rd
Nick of Pendle
Sabden
Padiham Rd
Google
UK / Lancashire / Sabden
OnTheMarket
ZOOPLA
Buy
Rent
House prices
Find agents
New homes
Agent valuation
Instant valuation
My
Enter a location
Sabden, Lancashire
Radius
This area only
Size
500 to 500...
Price
Any price
Property type
Show all
Filters
Map view
Create alert
Affordability calculator
Commercial property for sale in Sabden
No results found
Please amend your search options or try searching again.
Reset filters
Create email alert
Save this search
Travel time search
rightmove
Buy
Rent
House Prices
Find Agent
Commercial
Inspire
Overseas
Sign in
Sabden, Clitheroe, Lancashi...
This area only
sq. m.
500
to
500
Min Price
to
Max Price
Property Type
Filters
Commercial Properties For Sale in Sabden, Clitheroe, Lancashire, 500 sq. m.
Save Search
Create Alert
There are currently no properties that meet your search criteria
Here are some helpful next moves.
Here are some helpful next moves:
Check your spelling.
Enter another search location.
A59
A671
Whalley Road
Padiham

Wiswell


rightmove
Buy
Rent
House Prices
Find Agent
Commercial
Inspire
Overseas
Sign in
Wiswell, Clitheroe, Lancashi...
This area only
sq. m.
500
to
500
Min Price
to
Max Price
Property Type
Commercial Properties For Sale in Wiswell, Clitheroe, Lancashire, 500 sq. m.
Save Search
Create Alert
There are currently no properties that meet your search criteria
Here are some helpful next moves.
Here are some helpful next moves:
Check your spelling.
Wiswell


Find an agent
OnTheMarket
For sale
Wiswell
Radius
500 sqm
Price
Property type
More filters
No results
Sort: Recommended
No results found
Try adjusting your search, or be alerted as soon as property like this comes on the market.
Create alert
List view
Clear
Barrow
Lamb Roe
Wiswell
Whalley
Mitton Rd
Whalley Rd
A59
A671
UK / Lancashire / Wiswell
OnTheMarket


ZOOPLA
Buy
Rent
House prices
Find agents
New homes
Agent valuation
Instant valuation
Enter a location
Sabden, Lancashire
Radius
This area only
Size
500 to 500...
Price
Any price
Property type
Show all
Filters
Map view
Create alert
Affordability calculator
Commercial property for sale in Sabden
No results found
Please amend your search options or try searching again.
Create email alert
Save this search

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Eastgate
2 Castle Street
Manchester
M3 4LZ

0161 883 7069

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