



Moreton Park

Habitat Bank

Carter Jonas



Moreton Park Habitat Bank Accrington Road Whalley Clitheroe BB7 9DL

A landscape-scale, 65-acre restoration project predominately involving grassland and woodland enhancement.

LPA: Ribble Valley Borough Council
NCA: Lancashire Valleys

Purchasing Structures

Units can be purchased via two routes:

- Unconditional Outright Sale
- Option Agreement

We offer a fractional unit pricing model and are able to supply unit requirements as low as 0.01 units.

Included in the price...

- The allocation of the units on the National Register.
- The creation, ongoing management and monitoring of units for 30 years.

What's not included...

- Legal costs and administration fees.



Unit Availability

Moreton Park is approved on the National Gain Site Register under reference BGS-300625002.

Next Steps

Get in touch for a bespoke quotation, and/or to enquire as to the potential delivery of other unit types, such as scrubland.

Versatility

Accommodating high and very high distinctiveness habitat types enables Moreton Park to support a broad range of off-site requirements, offering maximum flexibility under the trading rules.

Assistance

We are happy to provide support for your planning application in the form of site visits and accompanying letters.

Site Visits

We welcome site visits from prospective purchasers.

Skills & Expertise

The site is managed and owned by Sandra Ireton MSc (Hons) BSc (Hons) MRAU, a 10th generational farmer who exemplifies a lifetime of vocational and academic knowledge of agriculture; with extensive prior experience in the creation of all habitats within the Habitat Management and Monitoring Plan. Sandra has hosted events and collaborated with DEFRA, the European Outdoor Conversation Association, and Millenium Trust.

Purchasers can be assured that this site will deliver biodiversity units of a high quality and strong integrity; secured via a 30-year Conservation Covenant with RSK Biocensus.

Current Unit Offerings

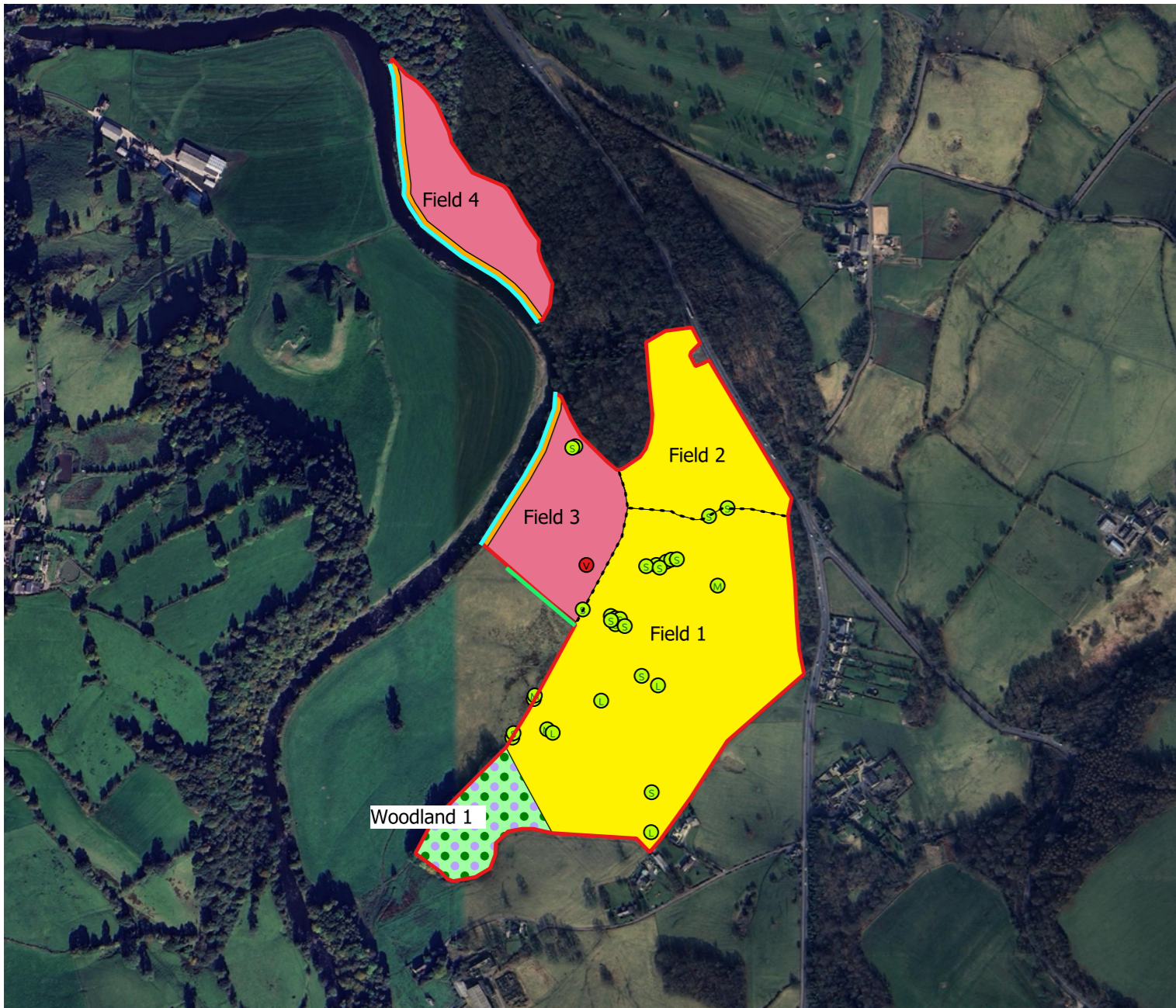
Broad unit type	Specific unit type*	Distinctiveness	Indicative unit price
Grassland	Other Neutral Grassland	Medium	£24,500 - £27,500
	Lowland Meadow	Very High	£35,000 - £40,000
Woodland	Lowland Mixed Deciduous Woodland	High	£55,000 - £60,000
Hedgerow	Species-rich Native Hedgerow with Trees	High	£25,000 - £30,000
Watercourse	Other Rivers and Streams	High	POA

*Other unit types may be available upon request.

These prices are exclusive of VAT, which will be charged upon sale.

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Proposed Habitat Enhancement

Key

- Redline boundary
- Other rivers and streams (River Calder)
- Species rich native hedgerow with trees
- Enhanced other neutral grassland
- Enhanced watercourse riparian zone
- Enhanced lowland mixed deciduous woodland
- Enhanced lowland meadows

Retained Trees

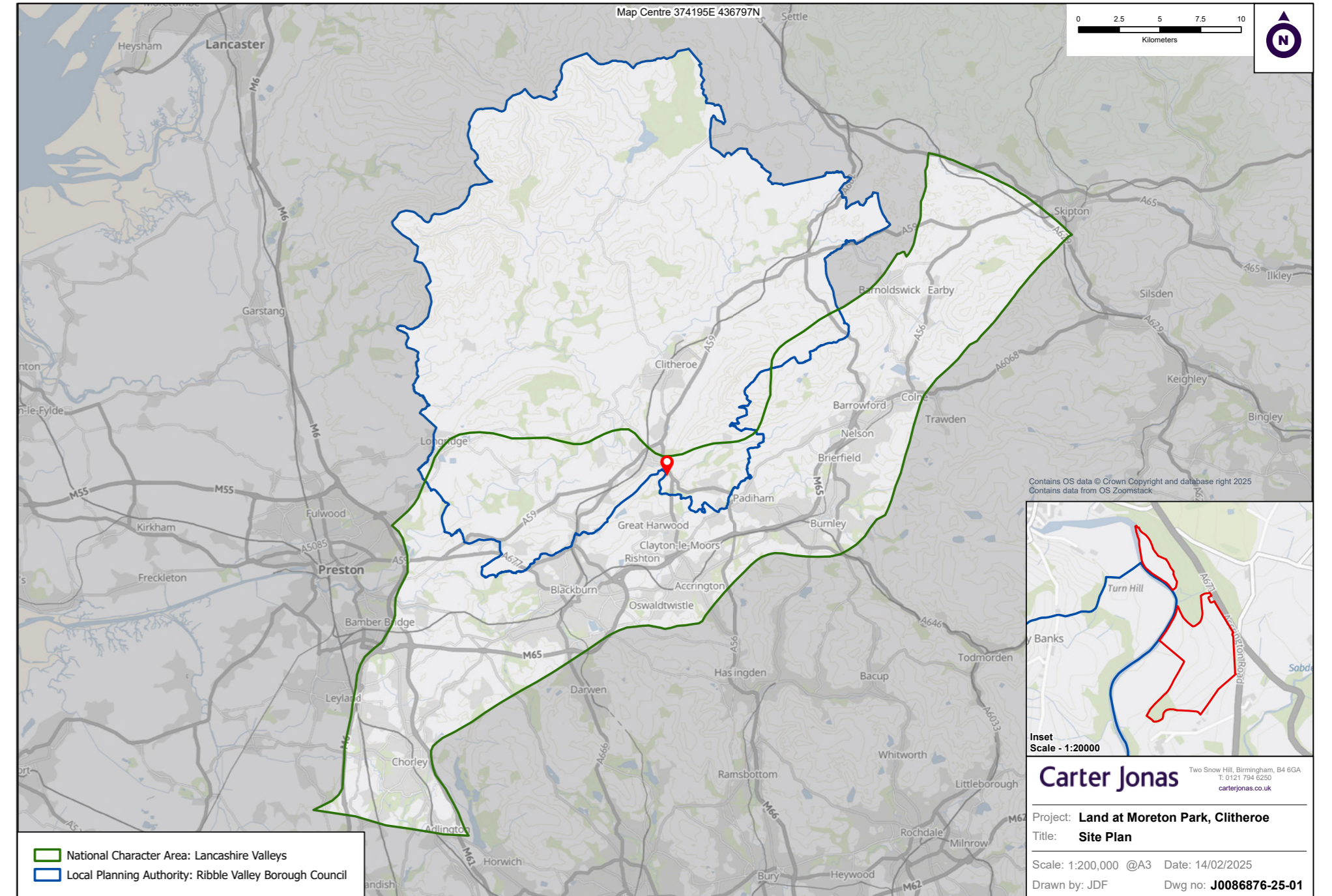
- Small >7.5cm to 30cm
- Medium >30cm to 60cm
- Large >60cm to 90cm
- Veteran (irreplaceable habitat)



Project: Moreton Park,
 Drawing Title: Habitat Enhancement Plan
 Scale: As Shown (Approximate)
 Drawing No.: 17208/P01
 Date: November 2024
 Checked: OM/KG

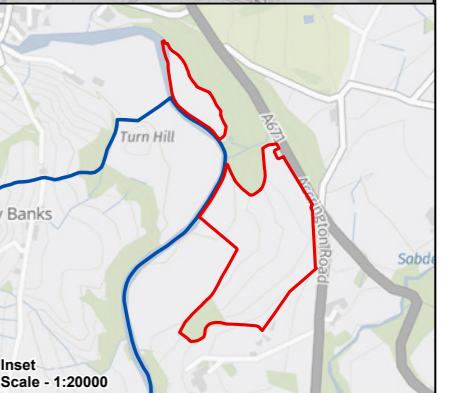


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- National Character Area: Lancashire Valleys
- Local Planning Authority: Ribble Valley Borough Council

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Project: Land at Moreton Park, Clitheroe
 Title: Site Plan

Scale: 1:200,000 @A3 Date: 14/02/2025
 Drawn by: JDF Dwg no: J0086876-25-01



Natural Capital Services Team

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Front Cover Artwork by Jonathan Cunningham, 2025

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