

# Regeneration of previously developed land

## Bold Colliery community woodland

### Introduction

The Bold Colliery site, where the new community woodland was developed, is situated to the east of St Helens, Merseyside. Mining at Bold Colliery ceased in 1985; followed by the closure of the Bold Power station in 1991. This resulted in the loss of 840 jobs and a 130 ha area of derelict land. In 1986, the Groundwork initiative, 'Waste into Woodlands', began work on the site and this led to the south section being planted with a mixture of structured and naturalistic woodland. The planting work was carried out alongside the construction of 566 new houses close by, with the objective of ensuring integrated housing and soft landscaping.

### Materials and Methods

#### Methods

The District Valuer was given the job of finding out whether the provision of the community woodland had increased the property values in the surrounding area. To obtain this information, five Beacon locations were selected as being representative of the particular location, with typical properties based on age, size, type, degree of modernisation and repair. These locations were Bold Road and Carnegie Crescent, Sutton; Helena Road, Sutton; Station Road, Sutton; Berrys Lane, Moss Nook; and Brookway Lane, Moss Nook.

The locations were then analysed using data on property in 1985, 1991, 1996 and 2004. To draw conclusions from the data and ensure accurate results, the District Valuer considered several other influences which could have affected the rise or fall of property values in the area, including for example:

- Alterations to individual properties between the various valuation dates (i.e. extensions or double glazing being installed).
- The development of the new M62 link road.
- Any new development nearby.
- Accessibility to adjacent localities.

## Results

The tables below detail the results for the five Beacon locations.

### **Beacon location 1: Bold Road and Carnegie Crescent, Sutton**

Date	Opinion of value (£)
1985	15,000
1991	40,000
1996	35,000
2004	65,000

### **Beacon location 4: Berrys Lane, Moss Nook**

Date	Opinion of value (£)
1985	9,000
1991	18,000
1996	24,000
2004	35,000

### **Beacon location 2: Helena Road, Sutton**

Date	Opinion of value (£)
1985	9,000
1991	18,000
1996	23,000
2004	55,000

### **Beacon location 5: Brookway Lane, Moss Nook**

Date	Opinion of value (£)
1985	9,000
1991	21,000
1996	25,000
2004	26,000

### **Beacon location 3: Station Road, Sutton**

Date	Opinion of value (£)
1985	14,000
1991	25,000
1996	30,000
2004	50,000

## Conclusion

The District Valuer concluded that, after allowing for the other variable factors and the general trend in property values, the regeneration scheme and development of a community woodland on the former Bold Colliery site directly enhanced existing property values in the surrounding area by approximately £15 million. In addition, as a result of the development of the community woodland, £75 million of new development has been added to the area.

Although there was considerable growth in the residential market in the UK between 1985 and 2004, generally across the St Helens area the growth trends have been much lower than those found nationally. However, growth higher than national trends was found in the locations closest to the Bold Colliery site.

## Reference

Forestry Commission (2005). Bold Colliery community woodland: district valuer's report on property values. North West England Conservancy, Cockermouth, Cumbria.