



LAND OFF THE SHRUBBERY,  
ELFORD, TAMWORTH, STAFFORDSHIRE. B79 9BX  
With the benefit of planning for up to 25 dwellings

HOWKINS &  
HARRISON



## Land off The Shrubbery, Elford, Tamworth, Staffordshire, B79 9BX

**An exciting opportunity to acquire a premium residential development site with approval of planning permission for up to 25 houses with a total site area of 7.6 acres.**

### Location

The property is located at the heart of the popular village of Elford in the County of Staffordshire. Elford is located off the A513 close to Tamworth and Lichfield. Elford is the perfect commuter village due to its location to major towns and cities in the Midlands area. The A38 is just 4.5 miles away and the M42 just 8 miles away providing excellent links to other major road networks.

Elford benefits from a range of amenities including a public house, a primary school as well as sports and recreation facilities. The nearby towns have a full and comprehensive range of services.

### Travel Distances

Tamworth: 5 miles, Lichfield: 6.7 miles,  
Burton upon Trent: 12 miles, Birmingham:  
21 miles



### Service providers

Local Authority:	Lichfield District Council	01543 308000
Electricity:	National Grid	08458 351111
Water:	Severn Trent	08438 370761





## Method of Sale

The property is for sale by informal tender. The date is available on the attached cover letter or from the selling agents.

## VAT

The vendor reserves the right to opt to Tax before completion.

## Viewing

Viewing is strictly by appointment with the selling agents:

Howkins and Harrison LLP.

Please contact Ian Large or John Hall.

Ashby: 01530 877977, Atherstone: 01827 721380

Or Rushton Hickman Ltd.

Please contact Paul Rushton: Burton upon Trent: 01283 517747

## Fees

Please be aware the purchaser will be responsible to pay the agents fees of 2% + VAT of the sale price.

**Vendor Solicitor:** Keelys LLP, Lichfield

## Howkins & Harrison LLP

40a Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone: 01530 877977

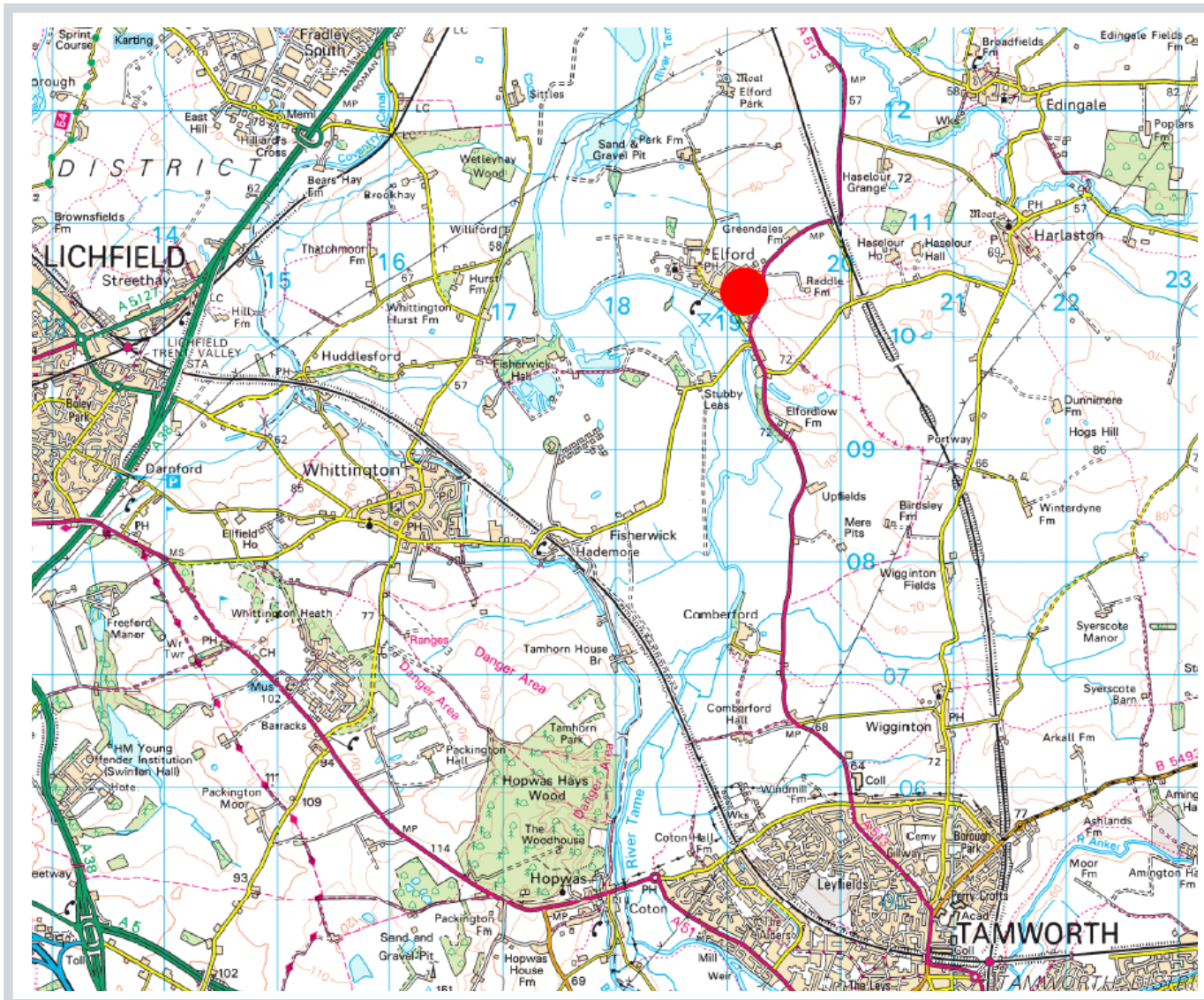
Email: [ian.large@howkinsandharrison.co.uk](mailto:ian.large@howkinsandharrison.co.uk)

## Rushton Hickman Ltd

186 Horninglow Street, Anson Court,  
Burton upon Trent, Staffordshire, DE14 1NG

Telephone: 01283 517747

Email: [property@rushtonhickman.com](mailto:property@rushtonhickman.com)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.