



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

HOWKINS LARRISON

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

Description

An attractive village field with the benefit of a prestigious Outline Planning Permission for up to 25 dwellings.

The field extends to 7.6 acres and is relatively level with mature tree borders and quality housing beyond.

Information Pack

A comprehensive information pack is available from our data room. The data room includes information such as the planning permission, 106 Agreement, plans and various reports. Please email ian.large@howkinsandharrison.co.uk or property@rushtonhickman.com and we will send you a link to the data room.

Planning

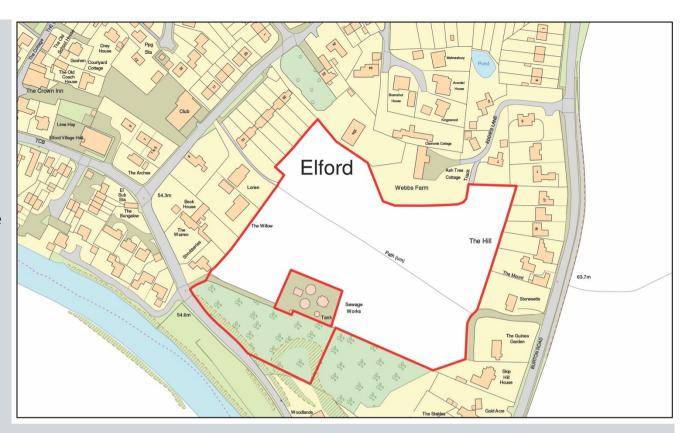
Outline planning permission was granted by Committee (Lichfield District Council) for the erection of up to 25 dwellings.

The Planning Application Number is: 17/01379/OUTM.

Section 106

The Section 106 Agreement for the site has been agreed and is dated 13th June 2018. There will be 9 affordable homes. Points to note are:

- 1. There is a 5% monitoring fee payable to the District Council for any affordable housing commuted sum
- 2. 6000m² of amenity space to be provided on site
- 3. A woodland management scheme needs to be put in place for the lifetime of the development (for the woodland to the south of the site)
- 4. There are no further monetary contributions which is of benefit to this site.



Purchaser Obligation

The development involves the creation of a new entrance from The Shrubbery. The access to the Severn Trent works will be closed and a right of way granted along the new estate spine road to a new entrance to be constructed by the developer, together with a turning head. The new area will be fenced out by the purchaser in fencing similar to the existing.

Services

There are currently no services connected to the site

Tenure

Freehold with vacant possession given on completion

Sporting, Mineral & Timber Rights

All owned sporting, mineral and timber rights are included in the sale of the land

Rights of Way

A public foot path crosses the land. Severn Trent has a right of way along the existing internal roadway which will need to be moved to the new spine road.

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

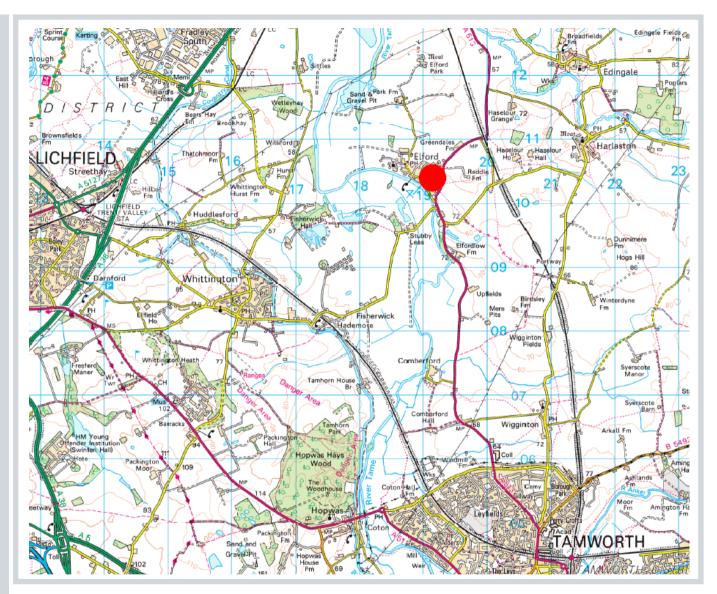
Telephone: 01530 877977

Email: ian.large@howkinsandharrison.co.uk

Rushton Hickman Ltd

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

Telephone: 01283 517747 Email: property@rushtonhickman.com



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be quaranteed. 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 quarantee 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.







