

**DEVELOPMENT OPPORTUNITY
AT
APPLE TREE FARM
BURNTWOOD ROAD
HAMMERWICH
WS7 0JG**



**A parcel of land and buildings
extending to some 0.16 hectares (0.39 acres) or thereabouts
with the benefit of planning consent for the conversion of farm
buildings to two detached dwellings**

FOR SALE BY INFORMAL TENDER

OFFERS INVITED

**CLOSING DATE FOR OFFERS:
MID-DAY FRIDAY 17TH FEBRUARY 2017**

Description



A development opportunity at Apple Tree Farm, Hammerwich for the conversion of existing farm buildings of traditional construction to two dwellinghouses plus the construction of two parking barns. The two dwellings are shown as a two-storey three bedroom dwelling plus a single-storey one bedroom dwelling.

The site is situated on the northern edge of the attractive village of Hammerwich, being 3 miles from Lichfield. The location is convenient for access to the A5 and M6 Toll, with the development being an excellent opportunity to provide two character dwellings.

The site has the benefit of planning consent granted by Lichfield District Council on 27th September 2016 (ref: 16/00813/COU) for change of use of barn and stable to 2 no. dwellinghouses; erection of 2 no. parking barns; demolition of various buildings and associated works.

A copy of the planning consent and plans may be inspected at the Agents office, by appointment. If copies are required, a charge will be made. The application and supporting documents may also be viewed on the Lichfield District Council website : www.lichfelddc.gov.uk.

Services

It is understood that the site does have the benefit of mains services. Interested parties must satisfy themselves as to the suitability of these services. The purchaser is to be responsible for the provision of separate supplies to the new dwellings and to maintain the existing supplies to the dwelling at Apple Tree Farm.

Access

The access drive is to be surfaced by the purchaser to a specification to be agreed with the vendors and in accordance with the details to be agreed with Lichfield District Council under Condition 12 of planning approval 16/00813/COU.

A right of way over part of the access is to be granted to Apple Tree Farm for access to the parking barn on the southern boundary of the site to be for the benefit of Apple Tree Farm.

The vendors will retain half of the parking barn to be constructed on the southern boundary of the site with this parking barn to be built by the purchaser and to be ready for use before the dwellings are occupied.

Fencing

The purchaser is to be responsible for the construction and subsequent maintenance of the requisite boundary fences. The specification of the fences to be agreed with the vendors and to be in accordance with the details to be agreed with Lichfield District Council under Condition 10 of planning approval 16/00813/COU. Please note that the existing brick wall to the southern boundary of the area being sold, being the boundary to Apple Tree Farmhouse, is to be retained.

Tenure

The property is freehold, with vacant possession upon completion.

General

The purchaser is to be responsible for the demolition and clearance of all buildings on the site which are not being used as part of the conversion.

Local Authority

Lichfield District Council
District Council House
Frog Lane
Lichfield
Staffordshire. WS13 6YZ

Tel: 01543 308000

Fax: 01543 398200

Vendors Solicitors

Moseleys (Ref: Vicki Ellis)
Compton House, Bore Street, Lichfield, Staffordshire WS13 6LL
Tel: 01543 414100

Viewing

By appointment with the Agents.

Easements, Restrictions and Outgoings

The land is sold subject to any that may exist, whether specified in these particulars or not.

Method of Sale

The property is offered for sale by informal tender, with offers to be made in writing to the Agent by noon on Friday 17th February 2017. All offers should be in a sealed envelope and clearly marked "Apple Tree Farm"

The offer should include the following information:-

- Purchase price;
- Full name and address of the intended purchaser;
- Proof of funding;
- Any conditionality or points requiring further clarification;

- Name and address of Solicitor.

It is proposed that contracts be exchanged within 14 working days of receipt of Contract documentation from the vendors solicitors with completion to be within twenty eight days of exchange of Contracts.

The vendors do not undertake to accept the highest or any offer.

Agents Notes

Gareth Holland & Co Ltd have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1. All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
2. Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleave, tenure or any other covenants/conditions should be verified by the buyer's legal representative prior to exchange of Contracts.
3. Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these is included in the sale.
4. These details are for guidance only and do not constitute part of the contract of sale. Gareth Holland & Co Ltd are not authorised to give any warranties or representations (written or oral) in relation to the sale. Buyers are advised to seek clarification on any points of particular interest, prior to pursuing their interest in this property.
5. Alterations to the details may be necessary during the marketing.

LEGISLATION

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents. Suitable identification should include either a current passport or new style driving licence with photo together with a utility bill for proof of address.

NOTICE

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Any intending purchaser should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Gareth Holland & Co. Ltd. has any authority to make or give any representation or warranty in relation to this property.

The Agent has not tested any of the services or installations to the property and so cannot verify that they are in working order. A buyer is advised to obtain verification from their Solicitor or Conveyancer.

References to the Tenure of the property are based on information supplied by the Vendor. Prospective purchasers should consult their own Solicitor for verification.

Plans and Maps: Plans and maps attached to these particulars are for identification purposes only. Prospective purchasers should check the Contract Plan for verification.

Apple Tree Farm, 2 Burntwood Road, Hammerwich, Staffordshire, WS70JG



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Not to scale – for identification purposes only