

**DEVELOPMENT OPPORTUNITY  
AT  
COURT DRIVE  
SHENSTONE  
LICHFIELD  
STAFFORDSHIRE  
WS14 0JQ**



**A parcel of land within an area of Green Belt of some 0.34 hectares (0.86 acres) or thereabouts with the benefit of planning consent for the construction of three dwellings**

**FOR SALE BY INFORMAL TENDER**

**OFFERS INVITED**

**CLOSING DATE FOR OFFERS: FRIDAY 29<sup>TH</sup> JULY 2016**



## **Description**



A development opportunity at Court Drive, Shenstone being a parcel of land extending to some 0.34 hectares (0.86 acres) or thereabouts shown verged red for identification purposes only on the plan attached to these particulars.

The site was formerly occupied by three dwellings, Nos. 46, 48 and 48A Court Drive which have recently been demolished.

The site is located within the popular and attractive village of Shenstone which is conveniently situated for access to Lichfield, Sutton Coldfield and Birmingham with the M6 Toll, A5 and A38 only a few minutes drive away. The site is also within walking distance of Shenstone Railway Station.

The site has the benefit of planning consent granted by Lichfield District Council on 23 March 2015 (ref: 14/01229/FUL) for the construction of three new dwellings, comprising 2 no. three bedroom dwellings and 1 no. four bedroom dwelling.

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](http://www.lichfelddc.gov.uk) .

## **Services**

It is understood that the site does have the benefit of mains gas, electricity, water and foul sewer. Interested parties must satisfy themselves as to the suitability of these services.

## **Access**

Access to the site for the three dwellings is to be via a right of way over the driveway off Court Drive shown verged blue for identification purposes on the attached plan.

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 3 of planning approval 14/01229/FUL. Future maintenance of the access will be subject to a maintenance agreement with the vendors.

Court Drive is a private, unadopted road.

### **Additional Land**

Additional land which is owned by the vendors to the west of the land being sold may be available for sale, or to rent, by negotiation.

### **Fencing**

The purchaser is to be responsible for the construction and subsequent maintenance of the requisite boundary fences, together with a new gate at the western end of the access drive. The specification of the fences and gate to be agreed with the vendors and to be in accordance with the details to be agreed with Lichfield District Council under Condition 3 of planning approval 14/01229/FUL.

### **Tenure**

The property is freehold, with vacant possession upon completion.

### **General**

The purchaser is to be responsible for the demolition and removal of the two bay barn situated partially within the area being sold.

The purchaser is to be responsible for the removal of the existing brick wall on the northern boundary of the land being sold.

Prospective purchasers are advised that there is an underground water tank on the western boundary of the land being sold which is believed to be a rainwater holding tank installed when the site was a walled garden to Shenstone Court.

### **Local Authority**

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

Tel: 01543 308000  
Fax: 01543 398200

### **Vendors Solicitors**

Hand Morgan & Owen (ref: Mr J A W James)  
17 Martin Street, Stafford ST16 2LF  
Tel: 01785 211411

### **Viewing**

At any reasonable time in daylight hours when in possession of a copy of the sale particulars

## **Easements, Restrictions and Outgoings**

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

It is understood that a private sewer from an adjoining property, 52 Court Drive, does cross the site. It is proposed that the owner of 52 Court Drive be offered the opportunity to connect into the mains sewer within the area of the land being sold, subject to agreement of satisfactory terms.

## **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 29<sup>th</sup> July 2016. All offers should be in a sealed envelope and clearly marked "Land at Court Drive, Shenstone"

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;
- Anticipated timescale to completion;
- Name and address of Solicitor.

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 1<sup>st</sup> 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.

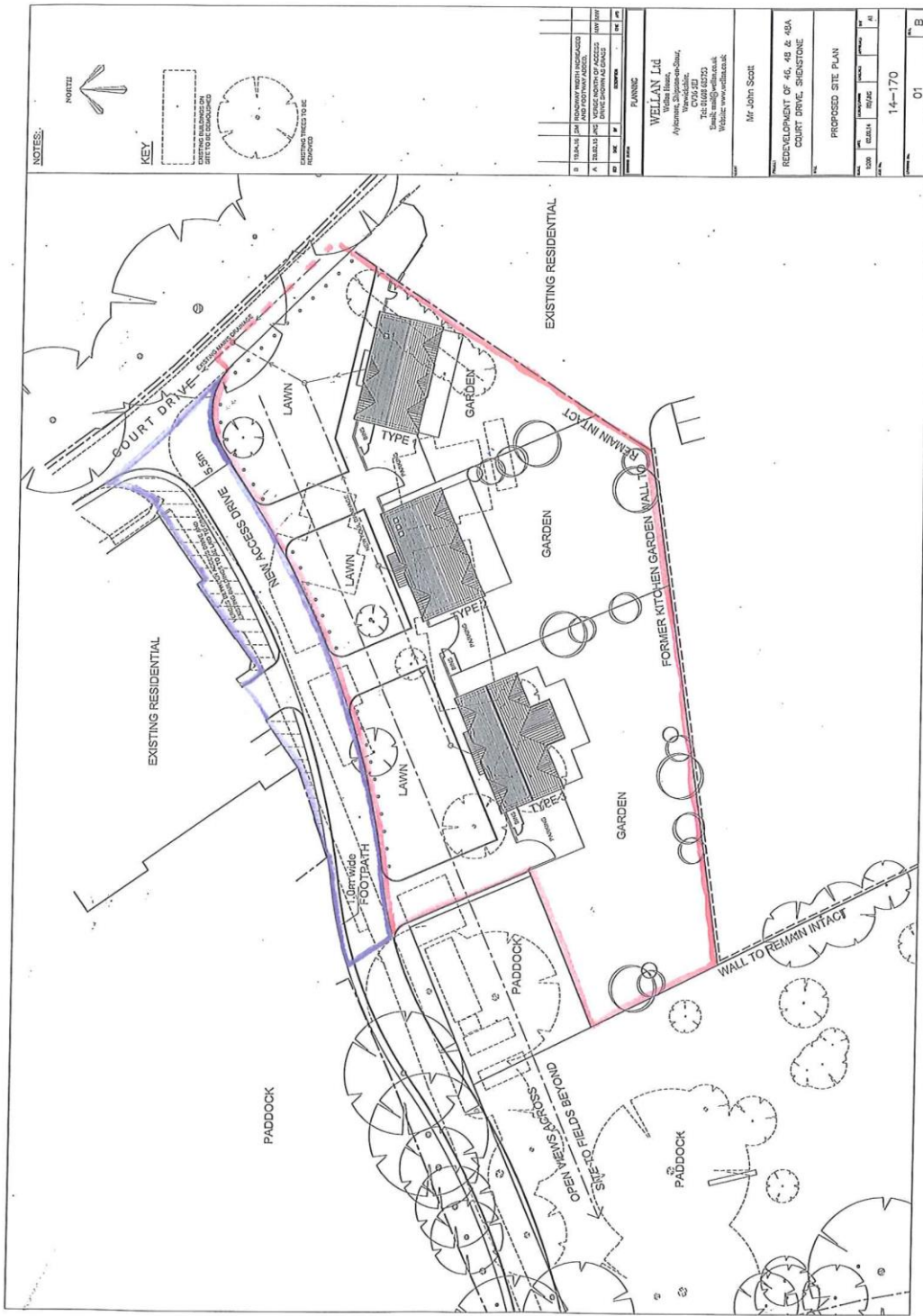
***NOTICE***

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.



NOTES:



KEY



PROPOSED PLANTING TO BE INDICATED

PLANNING		DATE	BY
B	TRIALS 20M	14/05/2024	WJS
A	TRIALS 10M	14/05/2024	WJS
A	TRIALS 5M	14/05/2024	WJS
A	TRIALS 2M	14/05/2024	WJS

WELLAN Ltd  
 Wellan House,  
 Almondsbury, Bristol,  
 Avon, GL5 2JF  
 CVR 232  
 South Hill, Bristol,  
 Gloucestershire, GL5 2JF  
 Website: www.wellan.co.uk

Mr John Scott

REDEVELOPMENT OF 45, 48 & 48A  
 COURT DRIVE, SKENSTONE

PROPOSED SITE PLAN

DATE	14/05/2024	SCALE	1:1
NO	14-170	DATE	01
			B

Not to scale – for identification purposes only