

**DEVELOPMENT OPPORTUNITY
AT
KINGS BROMLEY ROAD
ALREWAS
BURTON ON TRENT
STAFFORDSHIRE
DE13 7DB**



**A parcel of land of some 0.49 hectares (1.21 acres) or thereabouts
with the benefit of planning consent for the construction of eight
dwellings and associated works**

FOR SALE BY INFORMAL TENDER

OFFERS INVITED

CLOSING DATE FOR OFFERS: FRIDAY 29TH JULY 2016

Description



A development opportunity at Kings Bromley Road, Alrewas being a parcel of land extending to some 0.49 hectares (1.21 acres) or thereabouts shown verged red on the attached for identification purposes. The land is held by the vendors under Land Registry Title No. SF547500.

The site is situated on the western boundary of the attractive village of Alrewas with the site bounded by the Trent & Mersey Canal to the south and to the west by the A513 Alrewas Bypass. The village offers many local amenities and, being in close proximity to the A38, offer easy access to Lichfield, Burton upon Trent and other major centres.

The site has the benefit of full planning consent granted by Lichfield District Council on 31 May 2016 (ref: 14/01103/FULM) for the construction of eight dwellings, a new vehicular access and associated works. A Section 106 Agreement has been negotiated and executed with the obligation summarised below:-

Education : £54,062.00

The purchaser will be required to indemnify the Vendors on all obligations.

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.lichfeldddc.gov.uk .

Services

It is understood that mains water, gas, electricity and drainage are available in the vicinity. Prospective purchasers should make their own enquiries to the relevant authorities as to the suitability, capacity, connectivity and exact location of the various services.

Tenure

The property is freehold, with vacant possession upon completion.

Local Authority

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

Tel: 01543 308000

Fax: 01543 398200

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.

Vendors Solicitors

Moseleys (Ref: Audrey Hunter)
Compton House, 18 Bore Street, Lichfield, Staffordshire
Tel: 01543 414100

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 29th July 2016. All offers should be in a sealed envelope and clearly marked "Land at Kings Bromley Road, Alrewas"

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;
- Confirmation that Section 106 costs have been allowed for;
- 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 representatives (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

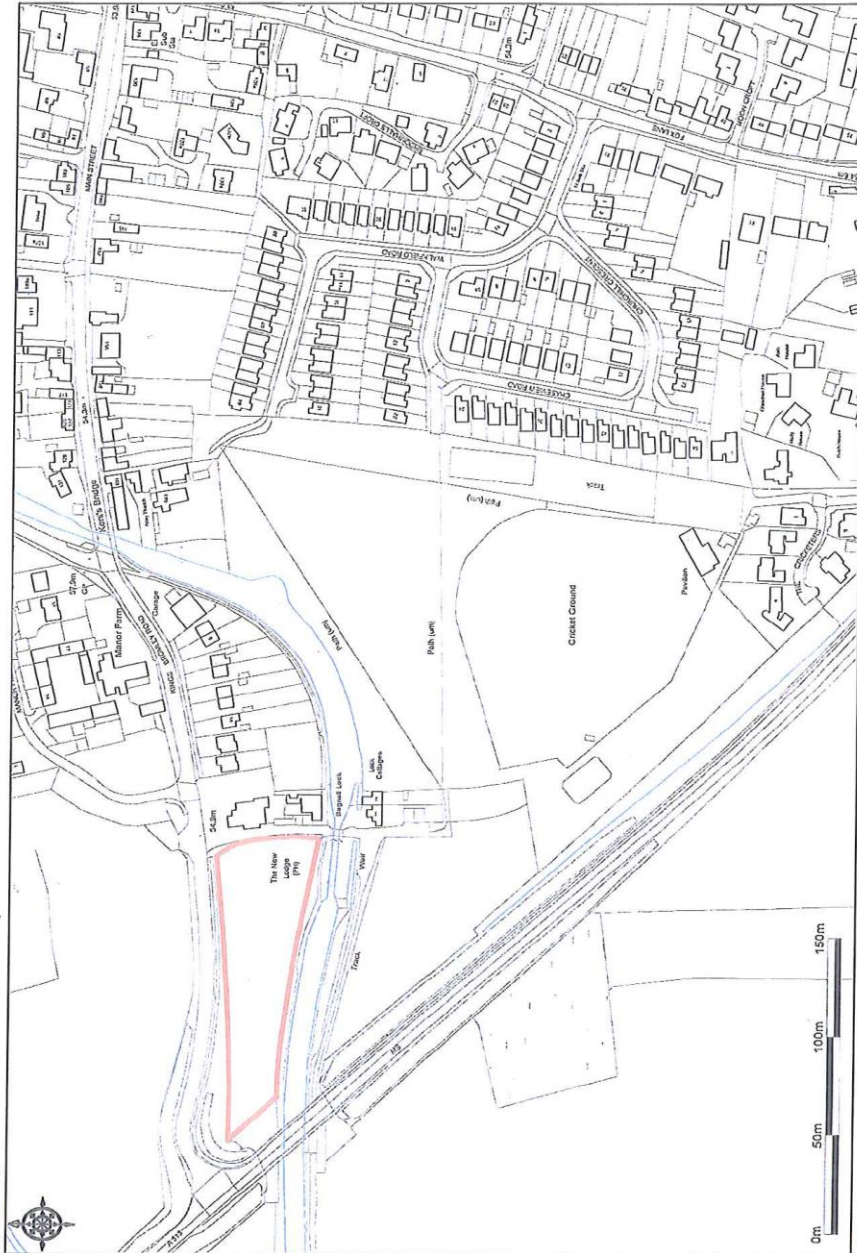
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Any intending purchaser should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise 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.

Land South of Kings Bromley Road, Airweas, Burton on Trent DE13 7DB



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Drawing 4104/99 : Location Plan : Scale 1/2500 @ A4 : October 2014

Not to scale – for identification purposed only