

**DEVELOPMENT OPPORTUNITY  
AT  
“ALDERHAY”  
MILL END LANE  
ALREWAS  
BURTON UPON TRENT  
STAFFORDSHIRE  
DE13 7BX**



**An existing garage with planning consent  
for conversion to a two bedroom dwelling**

**FOR SALE BY INFORMAL TENDER**

**OFFERS INVITED**

**CLOSING DATE FOR OFFERS:  
MID-DAY FRIDAY 28<sup>TH</sup> JULY 2017**

## **Description**

A development opportunity at Mill End Lane, Alrewas for the conversion of and extension of an existing domestic garage to form a two bedroom dwelling.

The site is within the Conservation Area of the attractive village of Alrewas and has the benefit of planning consent granted by Lichfield District Council on 8<sup>th</sup> June 2016 (ref: 16/00291/FUL), being an amendment of application 14/00776/FUL and 15/00499/FUL. The completed building will have a total footprint of some 87.5m<sup>2</sup> or thereabouts and is within an overall area of some 0.053 hectares (0.133 acres) or thereabouts.

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

## **Services**

Main gas, water and electricity are believed to be available. Interested parties must satisfy themselves as to the suitability of these services. The vendors will grant an easement for the connection of these services over retained land to the eastern side of the access to the building.

It is anticipated that drainage will be to a private system to be installed within the grounds of the area being sold.

## **Access**

Access is to be via a right of way to be granted over the existing access, to be subject to a maintenance agreement.

Condition 5 of the planning consent of 8<sup>th</sup> June 2016 regarding the visibility splays has been complied with by the vendors.

## **Fencing/Boundaries**

The purchaser is to be responsible for provision and subsequent maintenance of the northern boundary of the property being sold in accordance with Condition 4 of the planning consent of 8<sup>th</sup> June 2016.

The Tree Protection Measures required under Condition 3 of the planning consent in respect of the Silver Birch tree on the retained land will be undertaken by the vendors.

## **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

### **Vendors Solicitors**

Moseleys (Ref: Martin Cox)  
Compton House  
Bore Street  
Lichfield  
Staffordshire  
WS13 6LL

Tel: 01543 414100  
Email: [mcox@moseleys.co.uk](mailto:mcox@moseleys.co.uk)

### **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 28<sup>th</sup> July 2017. All offers should be in a sealed envelope and clearly marked "Alderhay"

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 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.

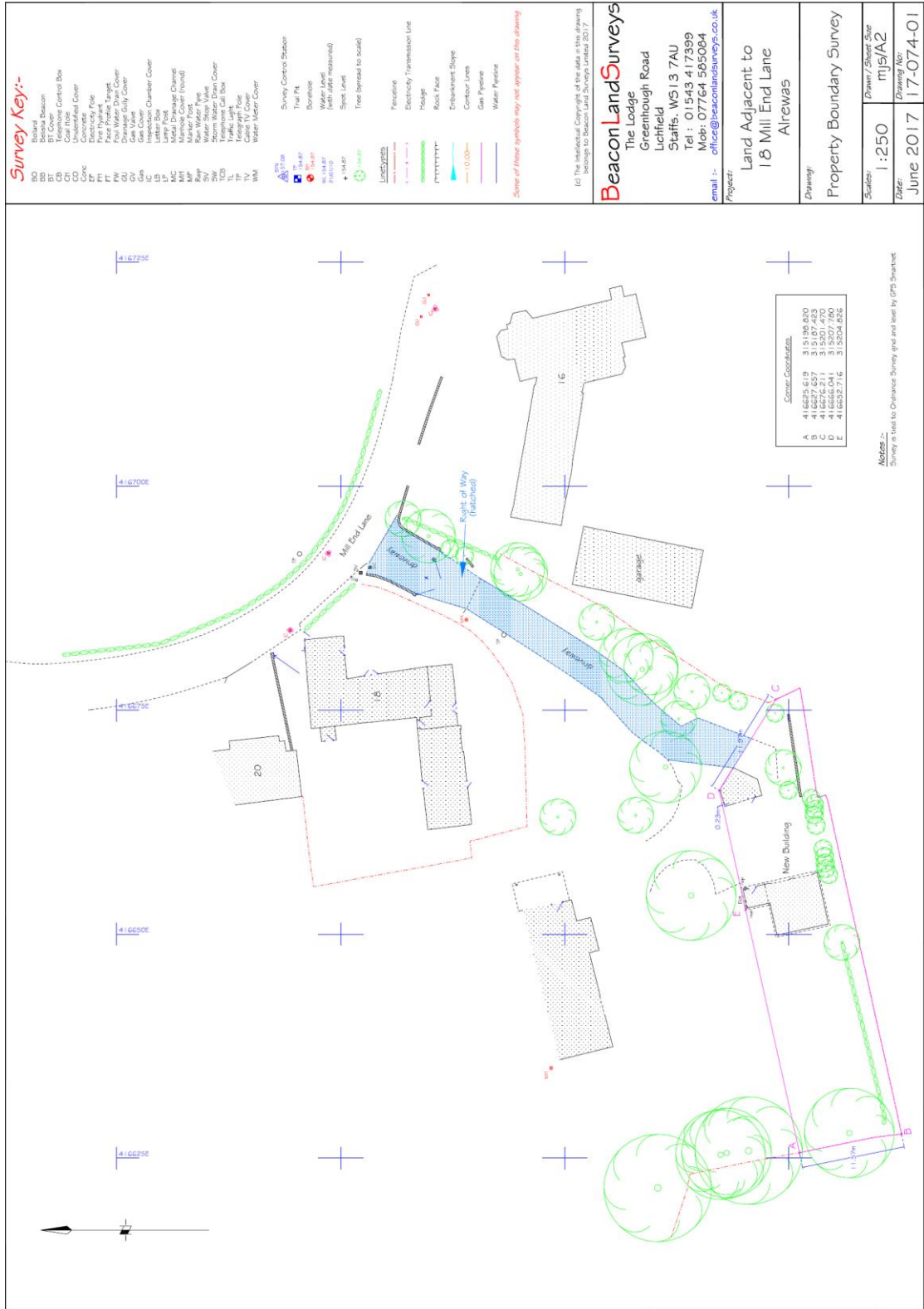
## ***NOTICE***

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.



Not to scale – for identification purposes only

**Beacon Land Surveys**  
The Lodge  
Greenhough Road  
Lichfield  
Staffs. WS13 7AU  
Tel: 01543 417389  
Mob: 07764 585084  
email: office@beaconlandsurveys.co.uk

Project:  
Land Adjacent to  
18 Mill End Lane  
Airewas

Drawing:  
Property Boundary Survey

Scale:  
1:250

Drawn/Checked By:  
mjs/A2

Date:  
June 2017

Drawing No:  
17-074-01