

**DEVELOPMENT OPPORTUNITY
AT
YOXALL ROAD
NEWBOROUGH
BURTON UPON TRENT
STAFFORDSHIRE
DE13 8SB**



A parcel of land some 0.3053 hectares (0.75 acres) or thereabouts with the benefit of planning consent for the construction of two detached dwellings, to be sold as one or two lots.

FOR SALE BY INFORMAL TENDER

OFFERS INVITED

**CLOSING DATE FOR OFFERS:
MID-DAY FRIDAY 29TH SEPTEMBER 2018**

Description

A development opportunity at Yoxall Road, Newborough for the construction of two dwellings.

The site consists of part of the area for which planning consent was granted for the construction of four dwellings under the planning consent of 31st January 2018 (ref: P/2017/00612) granted by East Staffordshire Borough Council. Conditions 4 and 7 of the planning consent have subsequently been discharged under application P/2018/00734 dated 14th August 2018.

The plots on offer are plots 3 and 4 as shown on the attached plan, with plots 1 and 2 being retained by the vendors.

Plot 3 extends to some 1,181.8m² or thereabouts, with plot 4 being some 1,872m² or thereabouts. The plots have been pegged out on site.

Note: the dwelling on plot 3 is to be an “Affordable Starter Home” under the terms of the S.106 Agreement forming part of the planning approval. The purchaser will be required to meet all obligations under the S.106 Agreement.

A copy of the planning consent and plans may be inspected at the Agent’s office, by appointment. If copies are required, a charge will be made. The documents may also be viewed on the East Staffordshire Borough Council website www.eaststaffsbc.gov.uk

Services

Interested parties are recommended to make their own enquiries of utility companies to identify the services available and their suitability.

Tenure

The property is freehold, with vacant possession upon completion.

Fencing

The vendor will erect a post and rail fence to the northern boundary of the land, with the purchaser(s) to be responsible for future maintenance and any additional requirements for their own purposes.

The fencing between plots 3 and 4 is to be the responsibility of the purchaser of plot 4, with the fence between plots 2 and 3 to be the responsibility of the purchaser of plot 3.

Local Authority

East Staffordshire Borough Council
The Town Hall
King Edward Place
Burton on Trent
Staffordshire. DE14 2EB

Tel: 01283 508000

Vendors Solicitors

Bowcock and Pursaill (Ref: Mr P Taylor)
9-11 Carter Street
Uttoxeter
Staffordshire
ST14 8HB

Tel: 01889 598888

Email: info@bowcockpursail.co.uk

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.

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 September 2018. All offers should be in a sealed envelope and clearly marked "Land at Newborough"

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.

