



Hawksmoor

Adding Value

RESIDENTIAL DEVELOPMENT OPPORTUNITY (Subject to Planning)

2.30 ACRES (0.93 HECTARES) OR THEREABOUTS

NEW HORSE ROAD, CHESLYN HAY, STAFFORDSHIRE



**CONDITIONAL OFFERS INVITED
SUBJECT TO PLANNING**

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Location

The site is located to the rear of 9 Park Street, and is accessed from New Horse Road, which runs along the southern boundary of the site. The site is conveniently located to the commercial centre of Cheslyn Hay. Approximate distances to Cannock, 3 miles; Walsall, 8 miles and Birmingham, 16 miles



Description

The site area extends to 2.30 acres or thereabouts, and is currently used as grazing land. The site itself is gently undulating and is bordered on its western and northern boundaries with existing residential properties, the eastern boundary with the local Glenthorne Primary School and the southern boundary abutting New Horse Road.

Planning

The site falls within the development boundary of Cheslyn Hay and in principle, is considered appropriate for residential use subject to the relevant planning permission being obtained.

Informal discussions have been held with the Planning Officer responsible for Cheslyn Hay, who has reiterated the site's potential.

Offers will be invited on a subject to planning basis, as such we would be grateful if approaches are not made directly to South Staffordshire Council at this stage.

An indicative layout, taking account of the Planning Officer's aspirations, can be found in the information pack.

Planning Authority

South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX. Telephone: 01902 696000. www.sstaffs.gov.uk.

Highway Authority

Staffordshire County Council, Riverway, Stafford, ST16 3TJ. Telephone: 01785 276519. www.staffordshire.gov.uk.

Water

South Staffordshire Water, Green Lane, Walsall, WS2 7PD. Telephone: 0800 243352. www.stouth-staffs-water.co.uk

Drainage

Severn Trent Water Limited, Waterwork Road, Edgbaston, Birmingham, B16 9DD. Telephone: 0845 601 6616. www.stwater.co.uk

Gas

National Grid, Asset Protection Team, PO Box 3484, Warwick, CV34 6TG. Telephone: 0800 7312961. www.nationalgrid.com.

Electricity

E-on UK plc, Westwood Way, Westwood Business Park, Coventry, CV4 8LG. Telephone: 0247 642 4000. www.eon-uk.com.

Telephone

BT Openreach. www.openreach.co.uk/plant.

Method Of Sale

The freehold site is offered for sale by private treaty with vacant possession being provided on completion. Substantial conditional offers are invited on a subject to planning basis.

All prospective purchasers who submit a formal interest will be advised of the closing date for offers.

The vendors will retain a 100 millimetre strip of land along the eastern boundary of the property, adjacent to Glenthorne Primary School, to protect their interests

generated through potential extensions to the property.

Information Package

An information pack can be inspected free of charge, or alternatively, is available from Hawksmoor at a cost of £30.00 (including VAT). Cheques should be made payable to Hawksmoor Property Services Limited. The information pack includes copies of location and Ordnance Survey site plans, correspondence with Development Control Officer and affordable housing obligations, existing utility services, feasibility layout, ground investigation and highway findings.

Viewing

The site can be viewed from New Horse Road. We would expressly ask that interested parties do not enter site.

Please contact Richard Wain or Elaine Dickinson at Hawksmoor if you require clarification or further information on any points.

Important Note

Hawksmoor for themselves and for the vendors of properties whose agents they are, give notice that the particulars are set out in general outline and do not constitute or form part of an offer or contract. They are not to be relied upon as statements of representation or fact. All descriptions, dimensions (measured approximately as a guide only), reference to condition and necessary permission for use and occupation are given without responsibility to any intending purchaser. Purchasers must satisfy themselves by inspection or otherwise to the correctness of them. No person acting on behalf of the vendor or agent has authority to make or give representation or warranty on any property. Any plans reproduced with these details are not to scale.

Hawksmoor is the trading name of Hawksmoor Property Services Limited

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