

# Land at Pye Green Road, Hednesford, Staffordshire WS12 4HT



Greenfield Residential Development Opportunity with Resolution to Grant Outline Planning Permission for 78 no. dwellings

- Approximate area of 2.18 ha (5.39 acres)
- Part of successful Strategic Urban Extension
- Adjacent to new Poppyfields Primary Academy and proposed Local Centre & Care Home

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Greenfield Residential Development Opportunity with Outline Planning Permission for 78 no. dwellings

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## Overview

Hawksmoor are jointly instructed by J S Holford & Sons and St. Modwen to offer this residential development opportunity to the market.

Delegated approval was made by Cannock Chase District Council on 17th March 2020 for a development up-to 78 dwellings, open space, landscaping, drainage features and associated infrastructure. Detailed approval was sought for principal means of access, with all other matters reserved in accordance with the terms of the application ref: CH/19/421. The decision will be subject to various planning conditions and a Section 106 Agreement.

The Site forms part of a wider development known as 'Land West of Pye Green Road' which is set to deliver a range of new homes, together with the recently opened Poppyfields Primary Academy and Public Open Space. A new Retail Local Centre and Care Home development have also recently received full planning permission.

## Location

Hednesford is a well-connected town located in the wider Staffordshire District of Cannock Chase. The town has a population of 17,343 (2011 Census) and provides a variety of amenities including a Tesco Superstore, Post Office, medical practices, pharmacies and public houses. The Cannock Chase Area of Outstanding Natural Beauty (AONB) lies to the north of the town.

The area is well served by educational establishments including the new Poppyfields Primary Academy directly adjacent to the Site, together with other Primary Schools nearby. The Staffordshire University Academy and Hednesford Valley High School provide secondary education, with the latter rated 'Good' by Ofsted in March 2019.

Hednesford is approximately 1.8 miles to the north of Cannock Town Centre, and approximately 18.6 miles distant from Birmingham. Hednesford Railway Station provides frequent rail services to Birmingham's New Street and International Stations, together with Walsall and Rugeley Trent Valley. J11 of the M6

Motorway is approximately 4.6 miles to the south of Hednesford and provides excellent onward connections to the M6 Toll, M5 and M1.

## Site Description and Situation

The Site is made up of three land parcels in the centre of the wider 'Land West of Pye Green Road' development area as indicated on the site wide Masterplan. The land parcels lie either side of Bishop Street and to the south of Noble Road, to the west of Pye Green Road. The Site boundary extends to 2.18 ha (5.39 acres) and currently comprises former agricultural land.

Access to the Site will be off Pye Green Road to the east via a new access junction and roads that have been constructed by St. Modwen to service the new Primary Academy, together with the Retail Centre and Care Home. The access roads, Noble Road and Bishop Street, are subject to a S38 Agreement with Staffordshire County Council to take adoption of them once certain criteria have been met.

## Planning Permission

Delegated approval was made by Cannock Chase District Council on 17th March 2020 for a development up-to 78 dwellings, open space, landscaping, drainage features and associated infrastructure. Detailed approval was sought for principal means of access, with all other matters reserved in accordance with the terms of the application ref: CH/19/421. The approval will be subject to various planning conditions and a Section 106 Agreement. Negotiations with the District and County Councils to agree the S106 Agreement are to be concluded shortly.

## S106 Agreement

A S106 Agreement is being negotiated with Cannock Chase District Council and is due to be concluded shortly.

The S106 Agreement is to provide for 20% affordable housing provision (16 no. dwellings) to be delivered on the Site. The Agreement is also expected to make provision for the following contributions, subject to negotiations:

- Primary Education Contribution – £6,755.72 per dwelling – Index Linked
- Travel Plan Monitoring Fee – £6,760 – Index Linked
- Bus Shelter Contribution – £15,000
- Cycle Facilities Contribution – £7,500

A schedule of the anticipated S106 contributions and liabilities with triggers for payment or delivery is available within the information pack.

## Community Infrastructure Levy (CIL)

The Council adopted their CIL Charging Schedule in June 2015. The Schedule sets out a charge of £40 per square metre for all new open market housing, excluding specialist retirement developments. Applying indexation to the original £40 charge, this now results in the following chargeable rate from 1st January 2020 – Residential – £51.58 per sq metre.

## Tenure

The site is held freehold and will be sold with the benefit of vacant possession.

## Services

It is understood that storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area. As-built utility and drainage plans along Pye Green Road, Bishop Street and Noble Road are included within the Information Package. Prospective purchasers should investigate service and drainage information to their own satisfaction.

## Local Planning Authority

Cannock Chase District Council  
Civic Centre  
Beecroft Road  
Cannock  
Staffordshire  
WS11 1BG  
Telephone 01543 462621  
[www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

## Highway Authority

Staffordshire County Council  
1 Staffordshire Place  
Stafford  
ST16 2LP  
Telephone 0300 1118000  
[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

## Information Package

An information package is available on a dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following documents will be available (this list is not exhaustive):

- Resolution to Grant Outline Planning Permission CH/19/421 with supporting documents
- Section 106 Agreement Heads of Terms
- Topographical Survey
- Drainage Strategy
- As-built Utilities Plans
- Indicative Layout of 70 no. dwellings
- Factual and Interpretative Ground Investigations
- Transport Assessment & Travel Plan
- Aerial Photographs
- Legal Pack and Report on Title



# Indicative Layout Plan



Red boundary is approximate and for identification purposes only

Schedule:

2-Bed	706	8
3-Bed	791	14
	920	16
	938	7
	Apt	18
4-Bed	1381	5
	1475	2
Total		70





View south across Wider Site with  
"The Limes" development on the right



View north towards Cannock Chase



View north west across Wider Site



Showing Poppyfields Primary Academy to the  
left and Care Home under construction to the right

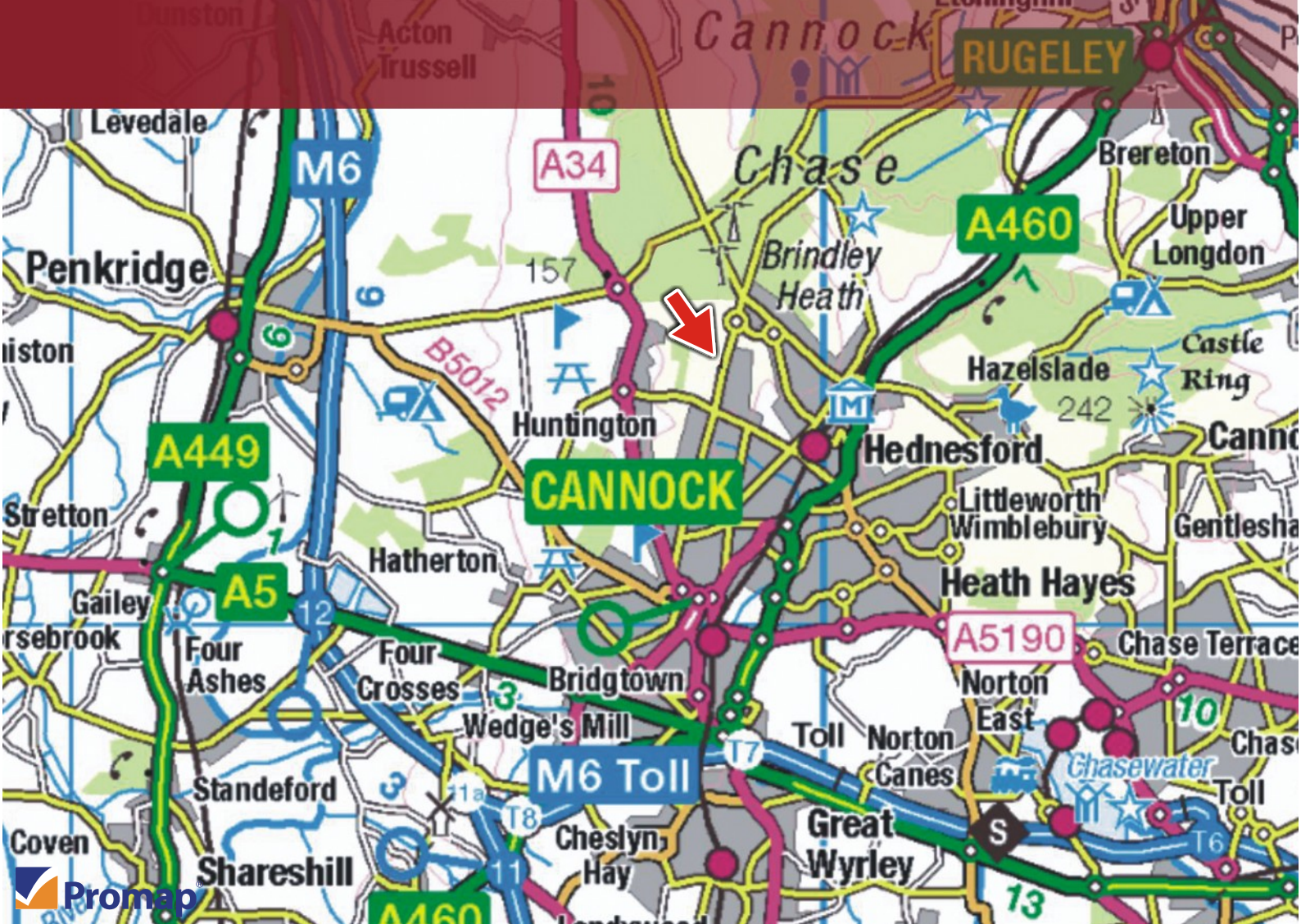


Northern part of Site



Southern part of Site showing new access road





### Method of sale

The site is offered for sale by informal tender, and is available as a whole for the development of 78 no. dwellings.

Offers are invited for the freehold interest of the site, conditional only upon the grant of outline planning permission once the S106 Agreement has been signed. The sale contract will therefore be subject to and is conditional upon deductions in respect of agreed S106 and abnormal costs. A detailed tender letter will be issued to all parties who register their interest, which will clearly set out the timetable and format for the tender process.

### Viewing Arrangements

Viewing is strictly by prior appointment with Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

### Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Tom Bathurst at Hawksmoor.

Hawksmoor, Suites 1 & 2, City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ

Telephone: 01543 266660

Mobile: 07702 864072

Email: [tbathurst@hawksmoorps.co.uk](mailto:tbathurst@hawksmoorps.co.uk)

Website: [www.hawksmoorps.co.uk](http://www.hawksmoorps.co.uk)

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