

Land at Red House Farm, Outwoods, Burton upon Trent



Residential Development Opportunity

Approximately 13.4 hectares with outline planning permission
for up to 250 dwellings

Red House Farm, Outwoods, Burton upon Trent

Location

Red House Farm is situated between the two residential areas of Outwoods to the north and Shobnall to the south, approximately 2km north west from the town centre of Burton upon Trent.

Access to the site would be via Reservoir Road to the south. An emergency link for ambulances will be provided via Lower Outwoods Road to the north.

Major transport routes include the junction to the A38, 3.5km from the site to the south. The A38 is the most significant transport route within close proximity to the site giving links to Derby (17km north east), Lichfield (22km to the south west), A50 (7km north east) and M6 Toll (23km south west). The town is served by a railway station.

The site is well located to the Shobnall Leisure Complex, Queen's Hospital, local schools and colleges and the town centre, all within 2km of the site.

Description

The site is in an elevated position and extends to approximately 13.4 hectares. It is currently in agricultural and commercial use for lawn turf cultivation and large commercial buildings.

The central area of the site is plateaued, sloping away to the western boundary towards the brook. Beyond the northern edge of the site lies the Queen's Hospital.

Planning

Outline planning permission (all matters reserved) has been granted (application number: P/2012/01215) for the erection of up to 250 dwellings, associated structural landscaping including woodland planting, public open space, access, drainage, associated infrastructure, earthworks and other ancillary and enabling works including the demolition of all buildings. A reduced level of affordable housing at 15% has been achieved.

Services

It is understood that mains water, electricity and drainage are available in the immediate area. The site will be serviced by the purchaser, including roads, drainage and service media. Service information is available in the information pack.

Local Authority

East Staffordshire District Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire, DE14 1LS.
Tel: 01283 508000;

Inspection

A viewing day will be arranged in due course. Further details to be provided following initial expressions of interest. Prospective purchasers should be aware that inspections are made entirely at their own risk and that the vendor or their agents accepts no liability.

Method of sale

The site is offered by informal tender. Bids are invited to be submitted by noon on Friday, 21 February.

Further details relating to the bidding process will be provided under separate cover.

Further Information

A full information pack is available on a dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following documents, amongst others, are available:

- Title Information
- Planning Documents
- Unilateral Undertaking
- Design and Access Statement
- Technical Supporting Information

If you would like to discuss this site in further detail, please do not hesitate to contact Richard Wain or Lisa Cooke at:

Hawksmoor, 94 High Street, Uttoxeter,
Staffordshire, ST14 7JD.

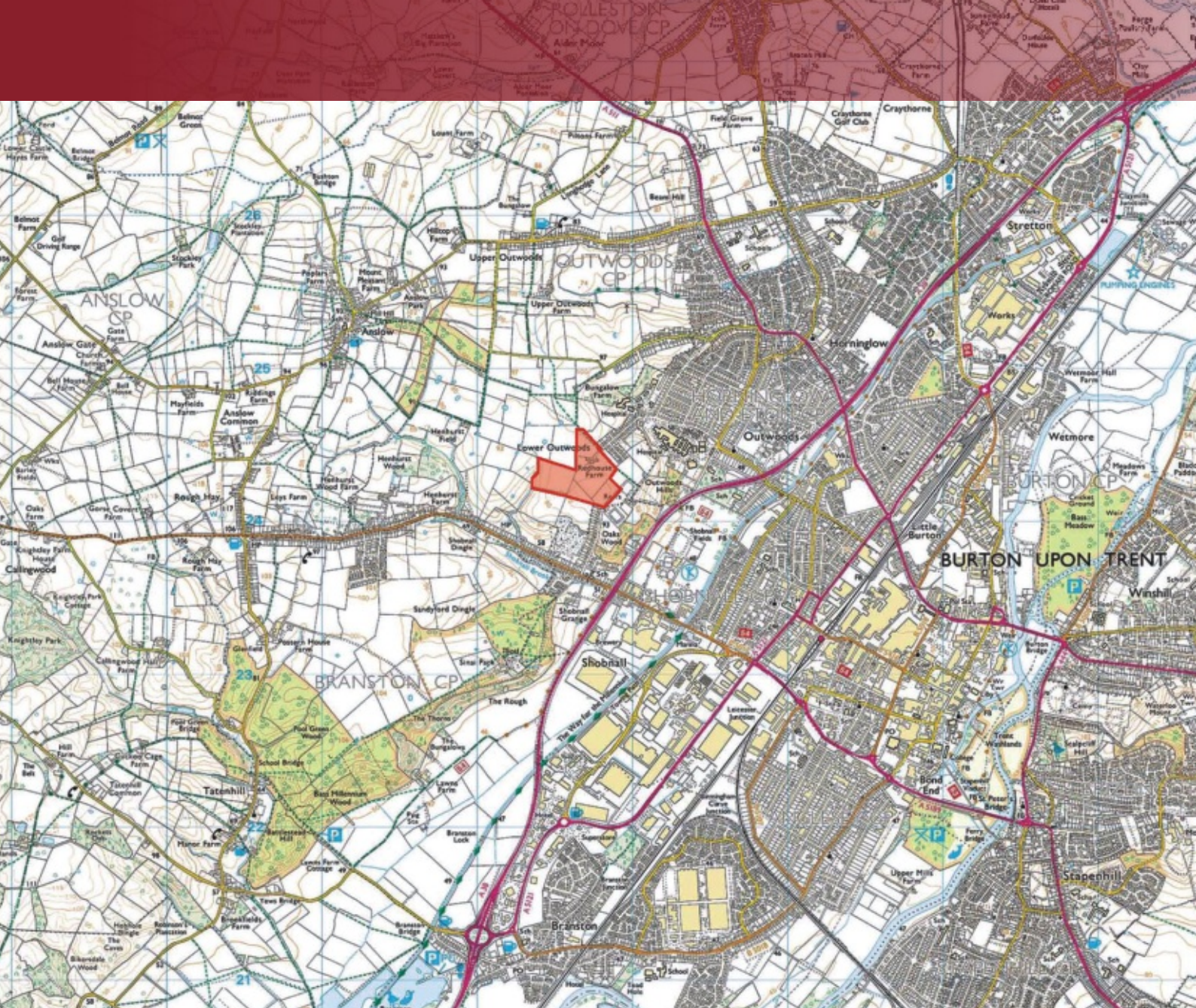
Telephone 01889 561700;

rwain@hawksmoorps.co.uk or

lcooke@hawksmoorps.co.uk



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