



For Sale

Land off School Road
and Churns Hill Lane
Himley
Dudley
DY3 4LG



Promap
LANDMARK INFORMATION GROUP

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08449 02 03 04
gva.co.uk/4921

Highlights

- Potential development opportunity (subject to planning)
- Located in the attractive village of Himley
- Total site area of 1.23 ha (3.05 acres) gross
- Convenient access to Birmingham, the West Midlands and the M5, M6 and M54
- Unconditional offers invited
- Informal tender deadline 1pm on Monday 17th December 2018

Location

Himley is a small village and parish located in the South Staffordshire District of the West Midlands. It is situated on the main A449 between Wolverhampton and Kidderminster. The village is located approximately 4 miles from the town centre of Dudley, 6 miles from Wolverhampton City Centre and 16 miles from Birmingham. There are regular bus services connecting the village with surrounding settlements.

Himley has around 700 inhabitants and is the location for Himley Hall stately home and park. There is a golf club, church, hotel and public house. A wider range of facilities and amenities are available in the neighbouring town of Kingswinford, village of Wombourne and the larger West Midlands settlements.

Description

The site area extends to approximately 1.23 ha (3.05 acres) gross and our understanding of the site boundary is edged red on the attached plan.

The site is currently undeveloped greenfield land, used for grazing. The boundaries are delineated by a mix of hedges and fences. The site benefits

from a gated access leading from Plantation Lane off School Road to the west. Plantation Lane is an unadopted private road which serves a number of residential properties.

The southern, western and eastern boundaries of the site adjoin existing residential properties. The more recent residential development adjacent to the eastern boundary comprises a flatted sheltered housing scheme and a number of retirement bungalows. These are served by Churns Hill Lane which is a private road off School Road.

The site has a small frontage onto School Road to the south and adjoins garden and existing pasture land to the north/north east.

Purchasers should be aware that access and associated rights for development purposes do not currently exist.

Services

We understand that all mains water, gas, electricity and BT are available within the adjoining roads. Foul and surface water drainage currently run within the site and within adjoining roads. Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage either on or off site. Part of the site is also crossed by a localised overhead power cables.

Tenure

The site is to be sold freehold in its current condition. The property is sold subject to all third party easements and statutory designations which might currently be passing.



Town Planning

A pre-application planning enquiry was historically submitted to South Staffordshire Council exploring the possibility of residential development on the site. This confirms that "the principle of residential development on part of the site is acceptable in policy terms". This relates to the northern extent of the site which extends to circa 0.6 ha (1.48 acres) gross and which falls within the designated settlement boundary. The remaining southern portion of the site is designated as greenbelt and is currently protected from development. This area is hatched blue on the attached plan.

The site is listed within the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016 housing land supply. The site is listed as The Limes, Plantation Lane under reference number 335b.

It is understood that the site was previously the subject of an application for residential development submitted in 1994, ref. no. 94/00035/FUL which received a resolution to approve consent.

Further planning details can be obtained from South Staffordshire Council Planning Department (01902 696000).

Sales Information Pack

A Sales Information Pack is available upon request via a data site. Please contact GVA for details. The sales pack includes:

- Title Plan
- Scott Wilson Highways Report
- Geotechnical Desk Study 2006
- Environmental Report 2006
- Homes England Tender Label
- Planning Report
- Bid proforma

Offers

Offers are invited for the freehold interest of the entire site in its current condition with vacant possession. Our client is seeking unconditional bids.

All offers should be exclusive of VAT liability which may apply.

Parties are advised that overage provisions will apply to the greenbelt land. Please refer to the bid proforma for further guidance.

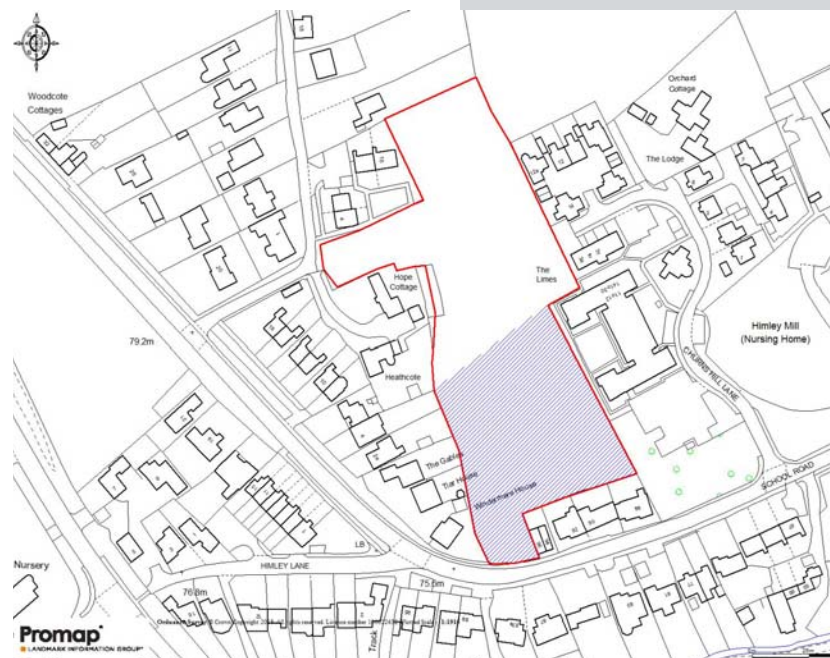
All bids should be sent to the following address and must include the below reference number. Bids must be sent using the **tender label** which is available via the technical pack.

Reference number: D19027
Homes England
St George's House
Kingsway
Team Valley
Gateshead,
Tyne and Wear
NE11 0NA

Offers are to be submitted by 1pm on Monday 17th December 2018.

The vendor reserves the right not to accept the highest or any offer received.

Subject to Contract



For further information
please contact:

Andrew Moss

Tel: 0121 609 8398

Email: Andrew.moss@gva.co.uk

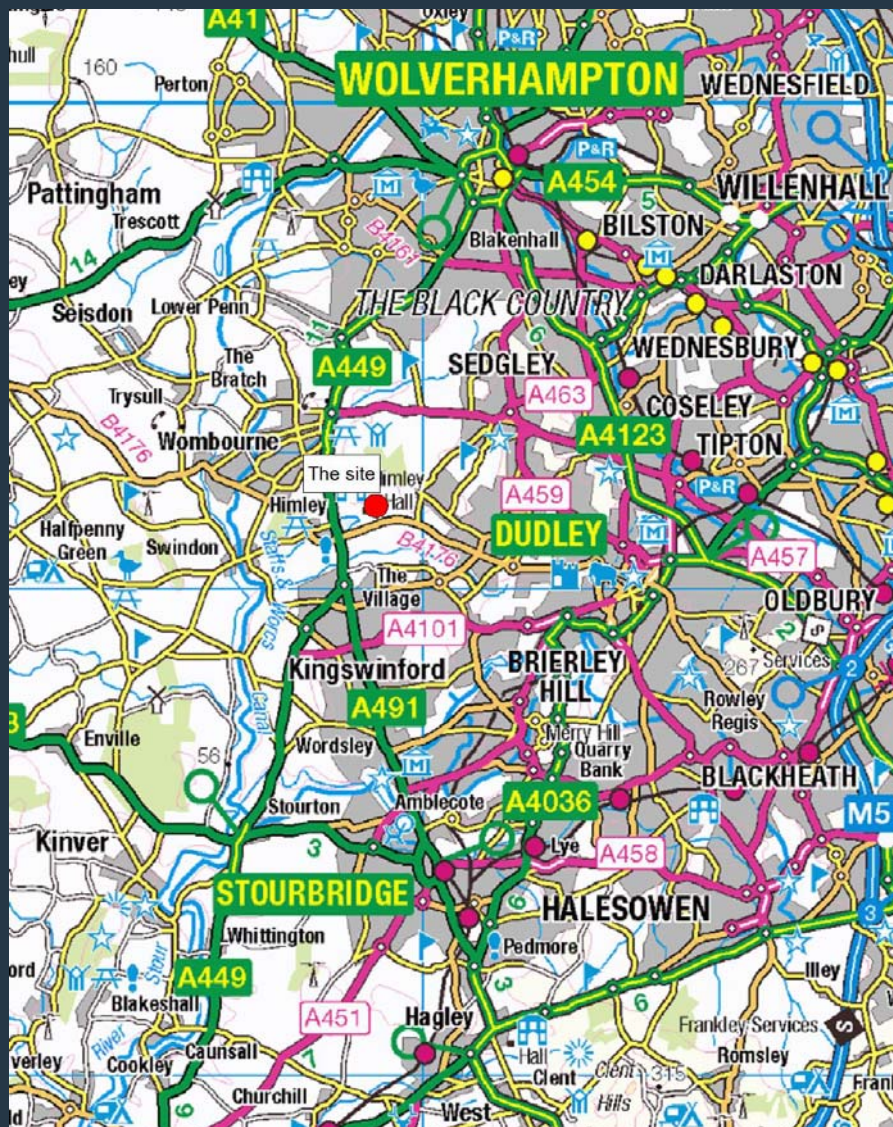
Charles Davis

Tel: 0121 609 8241

Email: Charles.davis@gva.co.uk

Property ref

gva.co.uk/4921



GVA

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