



Land south of Bridle Lane, Streetly

Walsall – 5 miles
Birmingham – 7 miles
Bloxwich – 7 miles
Tamworth – 10 miles



BAGSHAWS EST. 1871
Land · Property · Livestock

Land south of Bridle Lane, Streetly, Sutton Coldfield, West Midlands, B74 2DX

21.35 acres (8.64 ha) of land available in Streetly, suitable for agricultural / grazing purposes or potential development opportunity (subject to the necessary consents).

Offers in excess of £30,000 per acre

Location

Streetly is conveniently located within a short distance of many larger towns and cities in the West Midlands. Streetly boasts close proximity to the road and rail network whilst still being semi-rural. It is some 7 miles north of Birmingham City centre, 4 miles from the Town of Sutton Coldfield, 5 miles east of Walsall and 9 miles south of Lichfield. Streetly is a short distance from the national nature reserve of Sutton Park, which spans over 2,400 acres and offers multiple footpaths and bridleways to enjoy. The land occupies an elevated position with frontage onto both Aldridge Road and Bridle Lane, with far reaching views to the south.

Directions

From the A5 West, at the A5 Rising Sun Island at Brownhills, take the A452 Chester Road to Shire Oak crossroads.

From the A5 East, at Muckley Corner, take the A461 Walsall Rd leading to the Lichfield Road to Shire Oak crossroads.

Proceed on the A452 Chester Road to Streetly. Turn Right onto the B4151 Foley Road W. At the Foley Arms roundabout,

turn south onto the Aldridge Road for 0.75 miles, turn right onto Bridle Lane and the entrance gateway can be seen on the left-hand side and can be identified by a Bagshaws 'For Sale' board.

Description

21.35 acres (8.64 ha) of land available in two fields of 10.61 (4.29 ha) acres and 10.74 acres (4.35 ha). The land is met by a mature hedge to all sides with a good hedge along the middle to divide the two parcels. There is a dropped kerb and overgrown gateway off Aldridge Road and a single gateway into the eastern field off Bridle Lane. A former gateway off Bridle Lane into the western field has been fenced up for security purposes.

The land is grade 3 under the MAFF Agricultural Land Classification Scheme and the land is not in an area where flooding is likely to occur. The land offers potential to be utilised for agricultural arable or grazing purposes or a potential development opportunity (subject to the necessary consents). The land is currently let to a farmer and the crop is to be harvested prior to the new purchaser taking possession.



General Information

Town & Country Planning

The land is designated Green Belt in the Walsall Metropolitan Borough Council local plan. It is also within the Great Barr Conservation Area. The land formed part of the original Columba Park development proposal for residential development including neighbouring land running to the Queslett Road, however has been removed from more recent promotion of the site in the draft Black Country Plan.

Services:

We are not aware of any mains service connections to the land. Purchasers must make their own enquiries in relation to the availability and suitability of all services.

Timber, Mineral and Sporting Rights:

It is believed that all sporting rights are included, but mineral rights are reserved from the property.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves or easements whether mentioned in these particulars or not.

Basic Payment Scheme:

No BPS entitlements are available.

Tenure and Possession:

There is an uplift clawback of 35% of any increase in value resulting from planning consent for any non- agricultural or equestrian development for a period of

30 years. There is an additional restrictive covenant in place.

The property is to be sold subject to a short term Farm Business Tenancy until 01/09/2022.

Local Authority:

Walsall Metropolitan Borough Council
Civic Centre, Darwall Street,
Walsall, WS1 1TP

Method Of Sale:

The land is for sale by private treaty. All offers should be made in writing on the specified tender form available from the selling agents and should be submitted FAO of Christine Baggott and be returned to the agent's offices - Bagshaws, Clovelly, Pinfold Lane, Penkridge, Stafford, ST19 5AP or emailed to penkridge@bagshaws.com

Solicitors:

Ansons Solicitors (Lauren Hewings)
316-318 Lichfield Road
Sutton Coldfield, West Midlands, B74 2UG
Email: Lhewings@ansonssolicitors.com

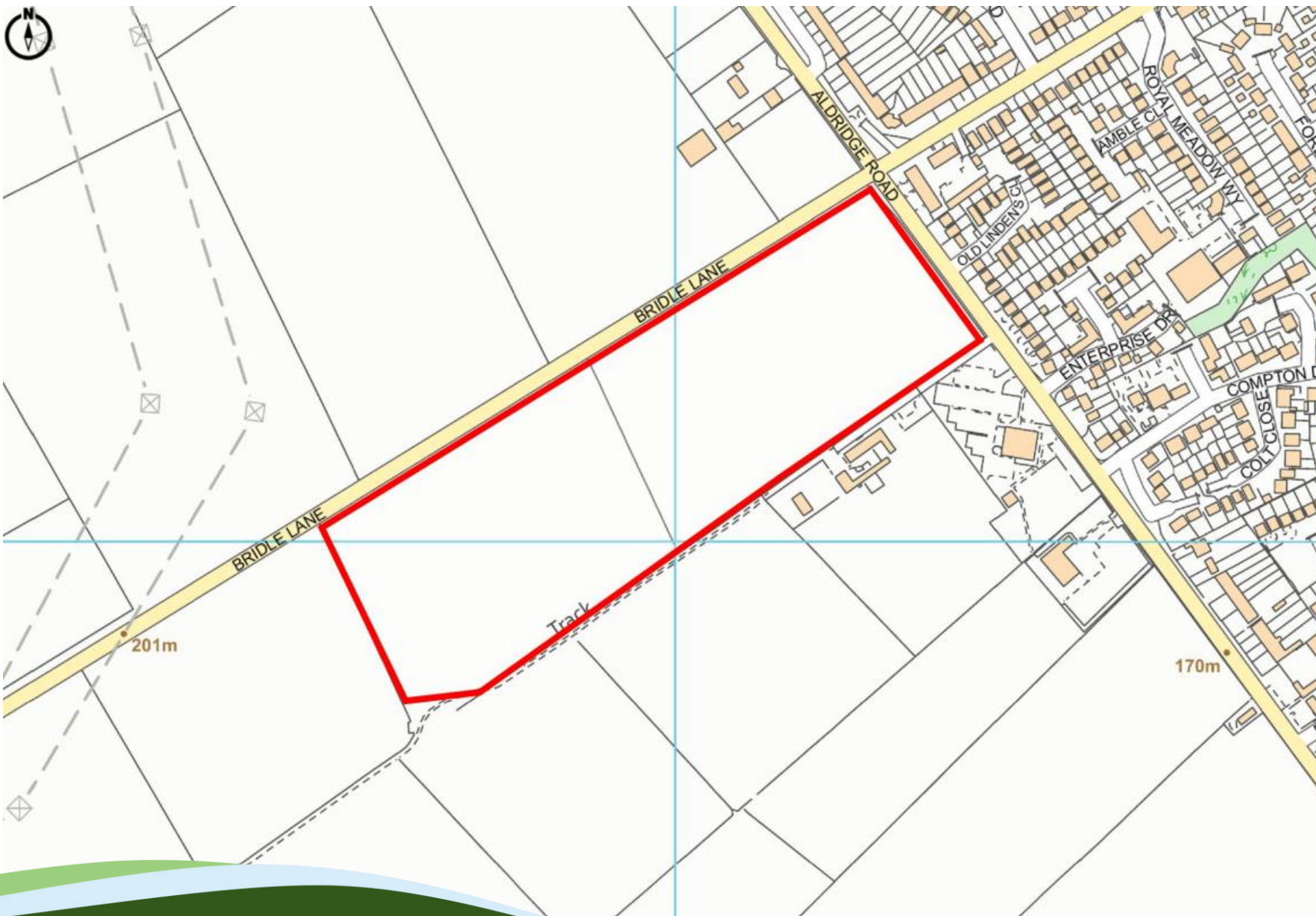
Money Laundering Regulations:

All buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

Viewing:

The land may be viewed during normal daylight hours when in possession of a copy of these particulars.





Agents Note:
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

V2 - 27.5.22



Clovelly Pinfold Lane Penkridge Stafford Staffordshire ST19 5AP
T : 01785 716600 E : penkridge@bagshaws.com
www.bagshaws.com

Offices in:

Ashbourne 01335 342201
Derby 01332 200147
Penkridge 01785 716600

Bakewell 01629 812777
Leek 01538 398466
Uttoxeter 01889 562811

