



## SUPERB DEVELOPMENT SITE

HISTONS HILL, CODSALL, SOUTH STAFFORDSHIRE, WV8 1AA



- Former education centre, now demolished
- Approximately 1.93 acre (0.78 ha)
- Allocated for residential development within adopted local plan
- Suitable for other uses, subject to planning

## **BACKGROUND**

We have been instructed by our client, Staffordshire County Council, to invite unconditional or “subject to planning” offers for the freehold interest in the above property (“the Property”).

## **LOCATION**

The Property is located on Hists Hill in the centre of Codsall, South Staffordshire. There is existing residential development to the north-west and north-east, a BT telephone exchange to the south-east and a railway line on the south-western boundary. The telephone exchange shares the access road into the Property.

The site lies opposite South Staffordshire District Council’s offices and is around 0.5 mile from both Codsall and Bilbrook railway stations (journey time to Birmingham New Street approximately 30 minutes). A wide range of local facilities is within walking distance.

## **DESCRIPTION**

The Property is an irregular shape and is generally level, extending to approximately 1.93 acre (0.78 ha), as edged red on the site plan. Our client most recently used the Property as an adult education centre which has been demolished. There is small single-storey former library building at the front of the Property (floor area unknown) which could be reused for other purposes.

## **PLANNING**

The Property is allocated for residential development in the adopted South Staffordshire local plan, specifically the Site Allocations Document (SAD) dated September 2018 under site reference no. 228.

We recommend that interested parties review this document as it contains a section on “Planning Requirements” which bidders should take into account. 30% affordable housing will be required, of which 50% should be rented, 25% shared equity and 25% First Homes. Please also note that the local authority has a housing mix policy which will dictate the permitted mix of house types for both private and affordable housing. See pages 125 – 128 of the Housing Market Assessment Update dated October 2022.

We are aware that a planning application for residential development was submitted on the Property several years ago and the application remains undetermined which we assume is an administrative error.

Other uses of the Property may be acceptable subject to planning.

## **GUIDE PRICE & VAT**

No formal guide price has been set due to the variety of different uses and configurations to which the Property could be put. VAT will not be charged on the sale.

## **METHOD OF SALE**

An informal tender date will be set for offers to be submitted. Both unconditional and “subject to planning” offers will be considered on their merits.

If you wish to make an offer, then please clearly state all assumptions and conditionality within your offer. If your offer is “subject to planning” then a layout plan of your proposed development should be supplied with your offer.

## **FURTHER INFORMATION**

A Phase 2 site investigation and extract from the Site Allocations Document can be sent on request. The exterior of the Property can be viewed from Hists Hill and we will arrange specific viewing days for those who wish to walk over the Property. Contact Phil McConnachie at Griffin Land on 07990 922359 or [phil@griffinland.co.uk](mailto:phil@griffinland.co.uk)



## LOCATION PLAN:



IMPORTANT: Griffin Land give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices quoted are exclusive of VAT (if chargeable) d) no person in the employment of Griffin Land has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.