

ON BEHALF OF

TD TREBOR
DEVELOPMENTS

AVISON
YOUNG

For sale | FREEHOLD

A RARE OPPORTUNITY TO ACQUIRE A **PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY**, COMPRISING VARIOUS LOTS, TO INCLUDE **LAND WITH OUTLINE PLANNING PERMISSION** AND FOR STRATEGIC PROMOTION.

LAND SOUTH OF **WHITE HILL** | **KINVER** | **DY7 6AN**



<http://whitehill.avisonyoung.co.uk>

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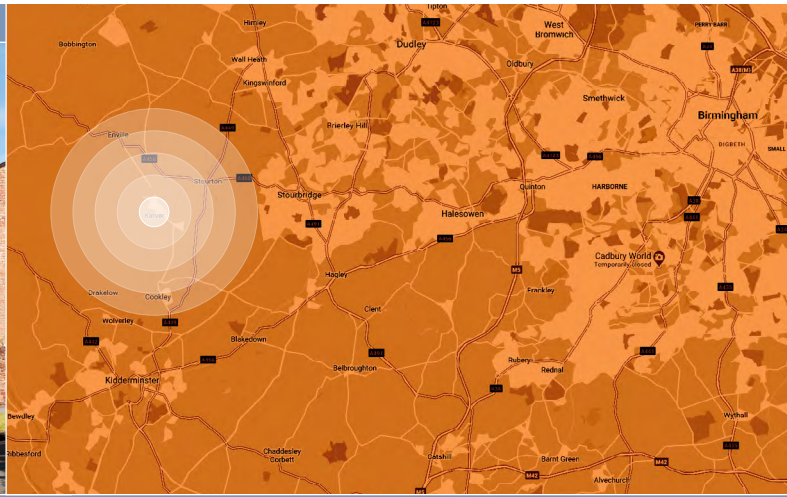
Highlights

- > Freehold development opportunity in a **prime residential location**.
- > Comprehensive site area extending to **13.95 acres (5.65 hectares) gross**
- > Parcel benefitting from planning permission for **up to 40 residential dwellings** extends to 3.63 acres (1.47 hectares) gross
- > **Further opportunity** for redevelopment of existing farmhouse and buildings and strategic promotion of land for an additional 80+ dwellings (STP)
- > **Offers invited for property** – available in 3 lots

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APPROXIMATE BOUNDARIES FOR IDENTIFICATION PURPOSES ONLY

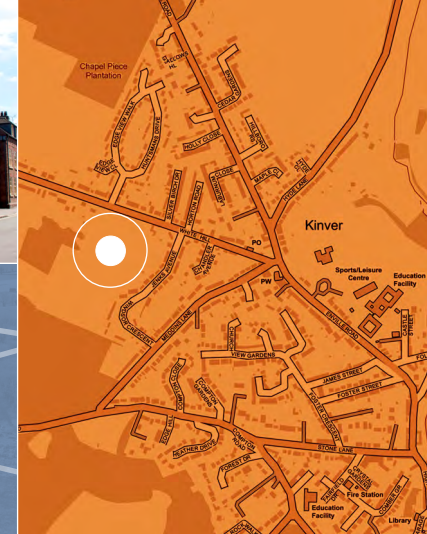


Location

The property is located on the north western edge of the desirable South Staffordshire village of Kinver in an established residential area and benefits from an attractive semi-rural outlook whilst also being situated a short distance from local amenities on Kinver High Street.

Nearby mainline rail travel can be accessed at **Stourbridge Junction (5.8 miles)**, **Blakedown (5.8 miles)** and **Hagley (6.7 miles)**. Stourbridge Junction offers direct connections to **Birmingham Moor Street (32 minutes' duration)** and **Worcester Shrub Hill (33 minutes' duration)**.

Junction 5 of the **M5 Motorway** is located approximately **12 miles** distant via the Hagley Road and **Junction 4** of the **M5 Motorway** is situated approximately **13.5 miles** distant via the A491 and A449 providing connections into the wider surrounding motorway network.



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Description

The property comprises a largely rectangular shaped parcel of greenfield land bounded on the northern boundary by White Hill. The eastern boundary adjoins residential dwellings, and the majority of the western and southern boundaries are bounded by established woodland. The comprehensive site area measures approximately 13.95 acres (5.65 hectares) gross, inclusive of the existing farm buildings.

Phases to include the following:

Lot 1 comprises greenfield land extending to circa 3.63 acres (1.47 hectares) gross fronting White Hill.

Lot 1 benefits from Outline Planning Permission (App. 20/00621/OUT) for a residential scheme of up to 40 residential dwellings with associated infrastructure and open space.

Lot 2 extends to an area of 9.78 acres (3.96 ha) and benefits from a Safeguarded Land allocation for future residential development. This area of land has been removed from the Green Belt and is anticipated to be allocated for a minimum of 82 residential dwellings in accordance with the Local Plan Review Preferred Options (September 2021). A further area of amenity land may also be available (**Lot 4**).

Lot 3 comprises a small farmhouse and former agricultural buildings which are currently vacant and in a derelict condition. The Phase extends to 0.54 acres (0.23 ha) and does not have any alternative planning permission.



LEGEND

- 1 Lot 1
- 2 Lot 2
- 3 Lot 3
- 4 Amenity Land

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Planning



The property is within the jurisdiction of South Staffordshire Council and Lot 1 edged red on the plan benefits from an Outline Planning Permission under App no. 20/00621/OUT to develop a residential scheme of up to 40 residential dwellings, provision of public open space, sustainable drainage and other ancillary and enabling works, with all matters reserved excluding access. The S106 Agreement has been completed and is compliant with South Staffordshire Council policies on affordable housing (40% provision) and market housing mix. Financial commuted sums are due to be paid for items such as Public Open Space (and maintenance), Off Site Play Contribution and Off Site Ecology mitigation.

Lot 2 edged blue on the plan has been removed from the Green Belt and is safeguarded for future residential development. The draft Local Plan Review Preferred Options document illustrates a draft allocation for a minimum of 82 dwellings and is expected to be published shortly. Further land shown edged pink may be available on request for acquisition to support the promotion of the Lot 2 land. The Vendors have undertaken significant technical due diligence to support the planning application including a masterplan layout and promotion of the Lot 2 land. The information will be made available to interested purchasers for consideration on the dedicated technical data room.



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CG IMAGES OF PROPOSED DEVELOPMENT.
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Tenure & Services



TENURE

The property is to be sold freehold in its current condition.

The property is sold subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard.

The property is to be sold subject to various obligations, as described in the technical data room.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

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Method of Sale

TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website:

<http://whitehill.avisonyoung.co.uk>

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of all or any part of the Property.

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws. The information provided should be used for consultations and illustrative purposes only. Therefore no reliance should be placed on the information or further copies made without the permission of the copyright owner.

BASIS OF OFFERS

The Vendors have a strong preference for a sale of the freehold interest in the land shown as Lots 1, 2 and 3.

Proposals are invited on the following basis:

Lot 1 – The Vendors have a strong preference for an unconditional offer having regard to the Outline Planning Permission and Section 106. Bidding parties should have regard to the Purchasers Obligations document relating to fencing, access and service works, electricity diversion, signage and S106 indemnity. Conditional bids may be considered.

Lot 2 – Proposals sought for a promotion partner to procure planning permission via a conditional contract for residential development, subject to the provisions of the Purchasers Obligations document. All proposals will be required to detail the nature the financial consideration, conditions required to be discharged and the assumptions of their proposal.

Lot 3 – The Vendors have a strong preference for a proposal retaining the existing farmhouse building only. Offers will be sought on a unconditional or conditional basis and may involve the demolition of all other existing agricultural buildings.

The Vendors would have a preference for a single developer to deliver the comprehensive scheme on the basis of acquiring Phase 1, 2 and 3.

Proposals will considered for each of the individual lots and a bidder may submit more than one proposal for consideration.

Offers are to be submitted using the bid proforma that is available within this data room together with any supporting information to:

mark.birks@avisonyoung.com

All offers are to be exclusive of VAT which may apply.

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VIEWING

All parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections. We would request discretion in the event interested parties undertake any roadside inspections of the property.

CONTACTS

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**AVISON
YOUNG**

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Subject to contract. October 2021.

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