



HOWKINS &
HARRISON

Residential Development Site

Land To The Rear Of The Elms, Austrey Road, Warton B79 0HG

- Planning Permission for 9 dwellings
- Fantastic location on edge of the village
- Superb views over surrounding countryside

Residential Development Site, The Elms, Austrey Road, Warton B79 0HG Guide Price £825,000

Location

The site is on the edge of the village of Warton, which is approximately 5 miles east of Tamworth town centre and 5 miles north-west of the market town of Atherstone. Warton is a well-regarded village in North Warwickshire which has a primary school, two pubs and a village shop. Austrey Road is a quiet lane surrounded by countryside.

Nearby Tamworth has a railway station with services to London Euston (from as little as 90 minutes).

Description

The site currently comprises a steel-framed agricultural building and former agricultural land extending to approximately 1.04 acres or thereabouts, with road frontage to the public highway. The boundaries are predominantly post and rail fenced.

Planning Permission

The site has outline planning permission from North Warwickshire Borough Council under Reference: PAP/2018/0321 dated 9th October 2018 for 'Demolition of existing buildings and erection of up to 9 dwellings, with access arrangements. Appearance, Landscaping, Layout and Scale to be Reserved Matters. There is no affordable housing requirement providing the total GIA is no greater than 1000 sq m.

Services

It is believed that mains water and electricity services are available in Austrey Road close to the site.

www.stwater.co.uk www.westernpower.co.uk

Data Room

An information pack including full planning documents is available from our online Data Room. Please contact the office on 01827 721380 for access.

Tenure

The property is freehold and will be sold with vacant possession.

Method of Sale

The land is available on either an unconditional basis,

or on a conditional contract subject to reserved matters approval.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way that may exist at the time of sale, whether disclosed or not.

Viewing

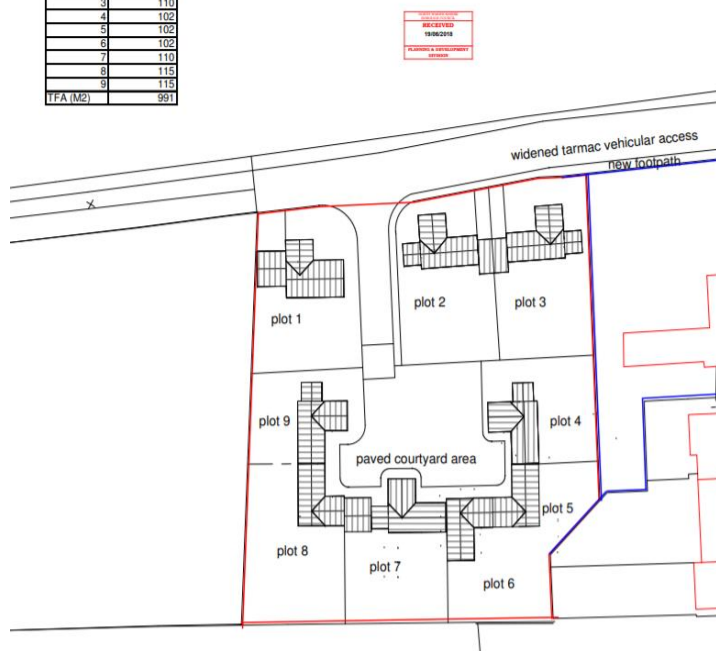
Strictly by appointment with the agents only as the site is currently occupied.

Local Authority

www.northwarks.gov.uk

Case officer: Ian Griffin

Plot number	Floor Area
1	125
2	110
3	110
4	102
5	102
6	102
7	110
8	115
9	115
TFA (M2)	991



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.