

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Webheath

Redditch, B97 5PB

Offers In The Region Of £210,000

Hunters offer a rare opportunity to acquire an exciting residential development plot within a site of approximately 0.2 acres plus peripheral land with outline planning granted for one dwelling.

The Freehold site is situated on the ever sought after Foxlydiat Lane in the established area of Webheath. The site is within close proximity to reputable schooling and local amenities and provides easy access to Redditch Town Centre, train station and motorway links via the M5/M42.

The flat plot sits on an old no through part of the lane serving only a small number of homes and a footpath to Birchfield Road.

Outline planning (Ref 23/01211/OUT) has been obtained from Bromsgrove District Council. The outline planning is for is for the construction of a dwelling with vehicular access and all associated works, including demolition/removal of existing structures on site.

Offers in the region of £210,000.

It is understood by the current owners there is no VAT applicable. This should be confirmed by your legal advisors, prior to purchase.

All enquiries and viewings strictly to the Hunters Estate Agents, Redditch.

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

