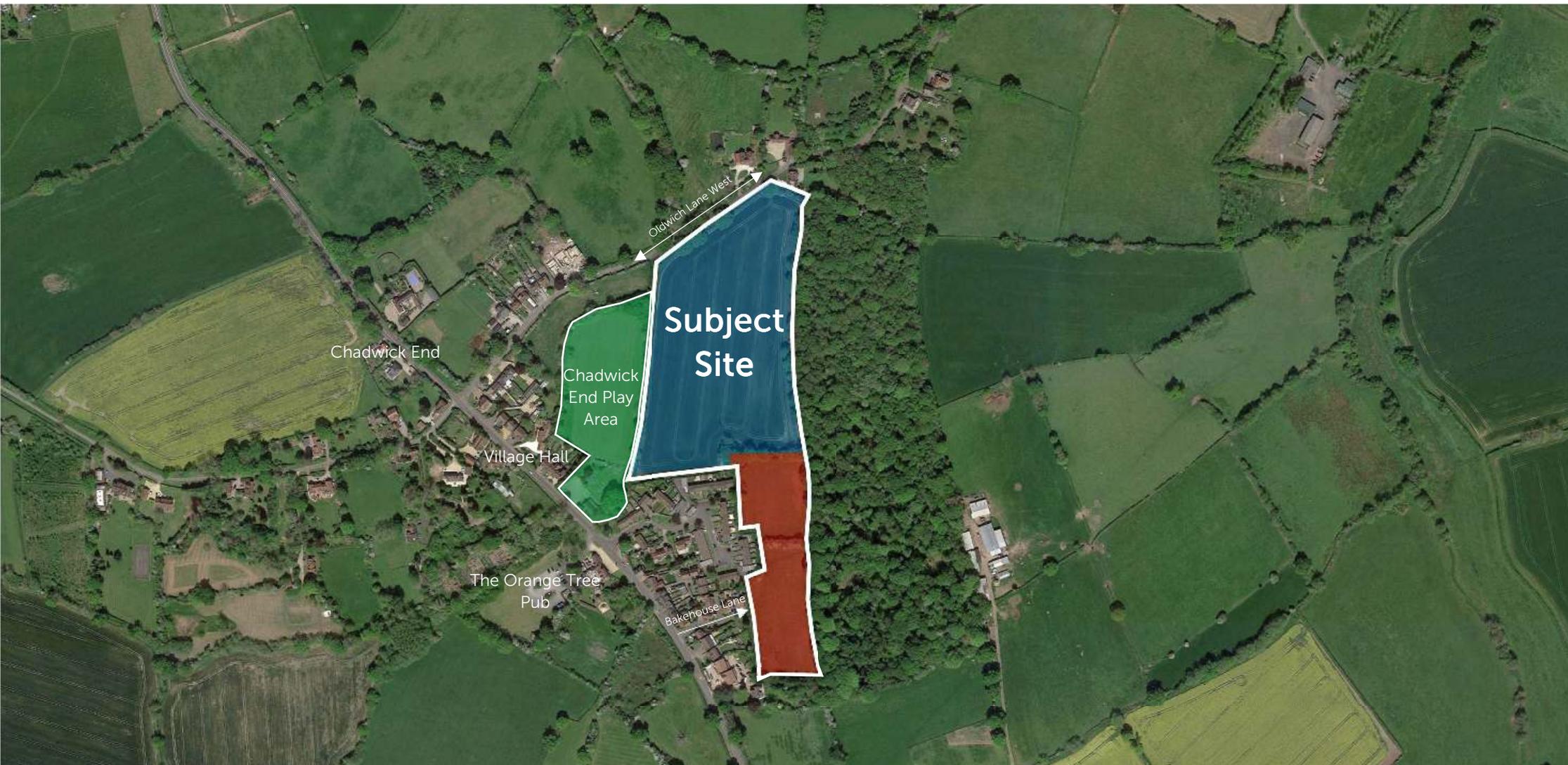


Chadwick End, Solihull, B93 0BS

Promotion Terms are Invited for the 14.65 Acres (5.93 Ha) Site



Chadwick End, Solihull

Approximately 14.65 Acres (5.93 Ha)

LOCATION

The site is located in the village of Chadwick End, south of Knowles and Dorridge. The village includes a village hall and public house – The Orange Tree. The A4141 which runs through the village provides connectivity to J5 of the M42.

Please take Bakehouse Lane to view the land using the postcode B93 0BS.

Solihull – 6 miles

Warwick – 8 miles

Lapworth Railway Station – 2 miles

DESCRIPTION

The site extends to approximately 14.65 acres (5.93 hectares) and currently benefits from three gated means of access at Bakehouse Lane, the end of Wheeler Close and Oldwich Lane West.

Predominantly level, the site comprises three parcels, with the most northern parcel in arable cultivation, and the southern parcels as pasture land. Bordering the subject site there is residential, woodland, extensive public sports fields and play areas.

PLANNING

The subject site is situated within the planning jurisdiction of Solihull Metropolitan Borough Council.

The southern part of the site of 4.2 acres has been identified through the submission process for the Solihull SHELAA 2016 and is referred to as 'Land Adj to Bakehouse Lane/Wheeler Close' SHLAA Reference: 19. This is shown in red on the indicative plan on the front page. Future land is available next to the playing fields shown in blue.

The site is assessed to perform well against suitability, availability and achievability criteria, comprising "well contained greenfield meadow land which is accessed through a modern housing development. Could be suitable for additional housing subject to access."

The entirety of land surrounding Chadwick End is included within the Green Belt.

METHOD OF SALE

Offers are invited on a Promotion Agreement basis. Bids should be in accordance with the financial proposal form which can be provided upon request.

Offers should be submitted to Scott Winnard by post or email to scott.winnard@brutonknowles.co.uk

TERMS

Promotion Agreement terms are invited.

Please specify the following when bidding;

- Premium - deductible, but non returnable
- Duration of term(s)
- Percentage of Sale Proceeds to be returned to landowners
- Minimum Price
- Confirmation that landowners reasonable legal and agent fees will be met by the Promoter

LEGAL COSTS

The purchaser is to provide a legal and agents fee undertaking of £10,000 plus VAT.

VIEWING

The site can be viewed from the boundaries.

SUBJECT TO CONTRACT

OCTOBER 2020

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Site Assessment Details

SHLAA Reference	19	Site Name	Land Adj To Bakahouse Lane/Wheeler Close	Settlement	Chadwick End
Category:	1	Observations	Well contained greenfield meadow land which is accessed through a modern housing development. Could be suitable for additional housing subject to access.		
Yield:	43		Site performs well against suitability, availability and achievability criteria		
Density: (per hectare)	36				

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	5: Site does not lie within this constraint
Ground Condition Constraints	5: Treatment not expected to be required
Heritage	5: Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5: Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5: Site does not lie within this constraint
Flood Risk Constraints	5: Within flood zone 1
Bad Neighbour Constraints	5: Site has no bad neighbours
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	2: Site is within or adjacent to a 'smaller rural settlement'
Other Suitability Considerations (if applicable)	

Availability Criteria

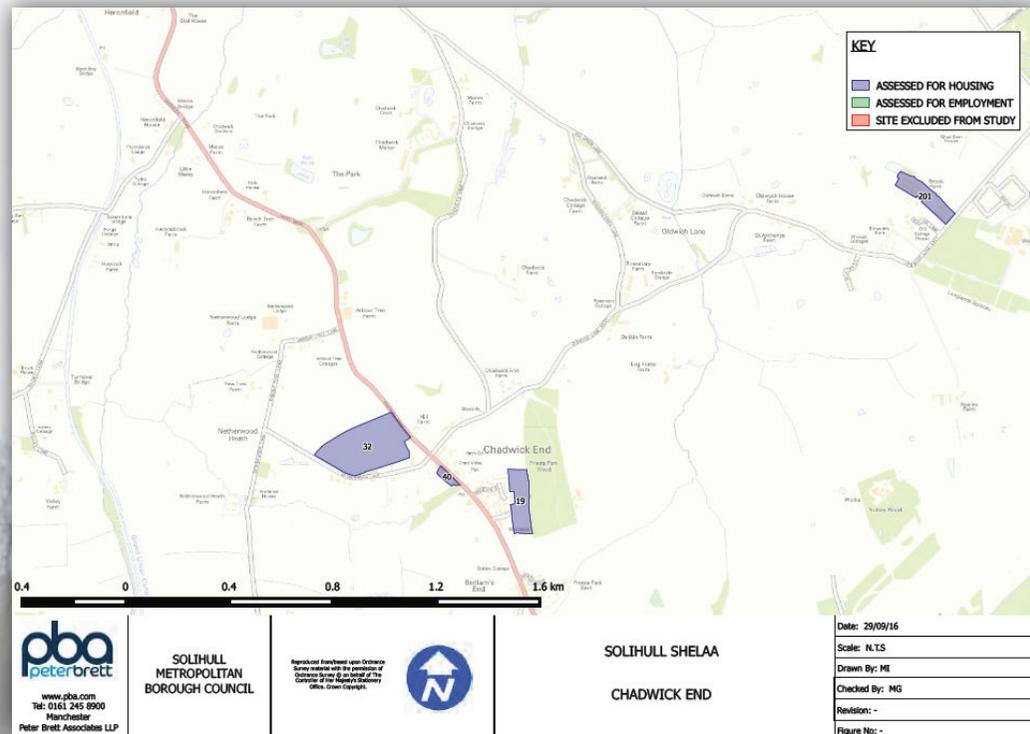
Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

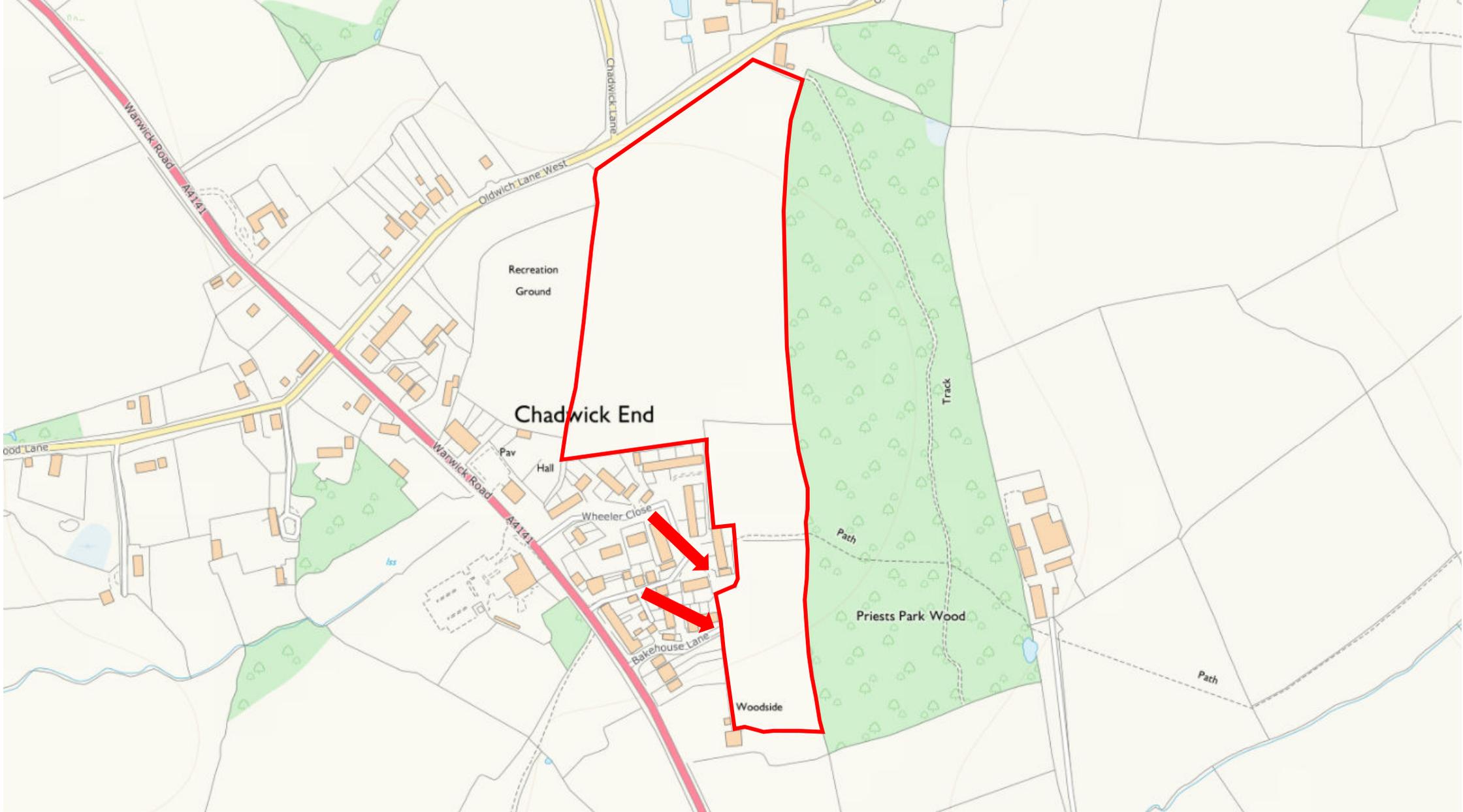
Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a pleasant rural settlement.

Chadwick End

Solihull SHELAA 2016



(Solihull Strategic Housing and Employment Land Availability Assessment 2016)



CONTACT

Olympus House,
Olympus Park, Quedgeley,
Gloucester, GL2 4NF

Scott Winnard MRICS FAAV
07808 904492
scott.winnard@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons)
07395 887390
jack.mouldsdales@brutonknowles.co.uk

BK Bruton Knowles

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