

# FOR SALE

## Land at Brookhouse Lane / East Road Featherstone, WV10 7BQ

On behalf of The Mortgagees in Possession

Total Area 3.03 Hectares (7.49 Acres)  
For sale as a whole



- 1.6 Hectares (3.95 Acres) safeguarded for development
- Subject to Option Agreement
- Informal Tender Wednesday 16<sup>th</sup> December 2020

Bruton Knowles  
60 Church Street, Birmingham, B3 2DJ  
0121 200 1100

# Land at Brookhouse Lane /East Road, Featherstone

## LOCATION

Situated close to the east of Brinsford and west of Featherstone with excellent road links to Junction 1 of the M54 and Junctions 11 and 12 of the M6 and with direct access from East Road.

## DESCRIPTION

The land in all extends to 3.03 hectares (7.97 acres) and is currently unfarmed accommodation land

## SERVICES

No services are connected

## RIGHTS AND EASEMENTS

The property is available subject to and with the benefit of rights, including rights of way whether public or private, light, support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants.

## TENURE

Freehold with vacant possession.

## BASIC PAYMENT SCHEME

There are no entitlements with the land.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## OPTION

Dated 29<sup>th</sup> August 2014 with BDW Trading Ltd. Full details available in the data room. The agreement will be assigned to the successful purchaser.

## GUIDE PRICE

Offers are invited

## OVERAGE

The Tender form (available in the data room) sets options in favour of the Mortgagees in Possession

## PLANNING

Approximately 1.6 hectares (3.95 acres) of the land is Safeguarded Land Site 397, entitled Featherstone (b) Land adjacent to Brinsford Lodge within the adopted South Staffordshire District Council Core Strategy, the remainder is Open Space Buffer SAD7. Detailed planning information is available in the data room.

## SALES PLAN AND BOUNDARIES

The sale plan has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied. The scale is approximately.

## VIEWING

Viewings are strictly by appointment with the sales agent only.

## METHOD OF SALE

The land is for sale by informal tender as a whole to be received by Noon on Wednesday 16<sup>th</sup> December 2020 to the sole selling agent. All offers to be submitted on the proforma available within the data room on an unconditional or conditional subject to planning basis.

## DATA ROOM

Full details of the Option Agreement, and other relevant documents are held in the data room. Prospective buyers need to register to obtain access.

Please contact Julie Mills on 0121 212 7637 or [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk) for access to the data room

## TENDERS

Interested parties are invited to submit offers for the property on both a conditional and non-conditional basis. All offers are to be submitted on the Tender document available in the data room.



## CONTACT

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