

FOR SALE - STRATEGIC LAND

Land at Barr Common, Walsall

Site Area: Approximately 29.94 acres (12.12 Ha)

BK

Bruton
Knowles

est.1862

Aldridge

Walsall

Streetly

Land East of Longwood Road

LOCATION (Sat Nav: WS9 0TA)

The site is located in the West Midlands some 2 miles south of the town of Aldridge and some 4 miles east of Walsall. The subject land lies between Longwood Road and Barr Common Road which provide access to neighbouring residential areas of Streetly and Daisy Bank.

The area provides a range of services including several secondary schools, Aldridge School and St Francis of Assisi School within a mile and the closest primary school within 0.5 miles. nursery, playing fields, local shop/post office, public house and church.

A bus service on Longwood Road to the west connects the area to Walsall and the wider area, including Birmingham. The nearest railway station is in Wallsal (5 miles)

DESCRIPTION

The site comprises approximately 29.94 acres agricultural arable land accessed Longwood Road and Barr Common Road. Large National Grid pylons run across the southern part of the land.

The site is sloping gently down hill from west to east.

It is located in Flood Zone 1 which has the lowest risk of flooding.

PLANNING

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

The site is located within the Walsall Green Belt.

No applications for residential development have previously been made.

SERVICES

We are not aware of any services connected to the land. Purchasers should make their own enquiries in this regard.

TENURE

The land is currently let on a tenancy agreement with a notice period of 12 months.

A wayleave agreement was made between the Landowner and the National Grid in May 2015 in relation to the overhead power cables which cross the southern section of the land.

Further detail can be provided upon request.

OVERAGE

Offers are invited for the freehold sale of the land and are to include an overage proposal in perpetuity in respect of gaining future planning permission.

VIEWING

The site can be viewed from the site boundaries.

TERMS

The freehold interest is offered for sale, and offers are invited, from all interested parties, on an Informal Tender basis, to be received by Bruton Knowles by **Noon on Thursday 7th January 2021** via email to jack.mouldsdale@brutonknowles.co.uk

A 'tender form' and further information relating to the site is available on request.

LEGAL COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VAT

VAT will be not chargeable on the sale price.

Subject to Contract - November 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.



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