

STRATEGIC LAND

Land at Primrose Close, Wheaton Aston, Staffordshire, ST19 9PX

Site Area: Approximately 5.59 acres (2.24 Ha)



Plan is indicative and not to scale

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LOCATION

The land is located on the northern edge of Wheaton Aston, a sought after and sustainable South Staffordshire Village, with excellent access to Birmingham, Wolverhampton, the motorway network and main line train services.

Local village services include St. Mary's CE First School, recreation ground, post office, shop and two pubs. The old scout hut situated near the Shropshire Union Canal re-opened in 2021 as Tavern Lane Studio - a community arts hub providing space for dance and drama classes.

The Village is also 9 miles southwest of Stafford and 7 miles west of Cannock.

DESCRIPTION

The land comprises a parcel of flat agricultural grazing land extending to some 5.59 acres (2.24 hectares) and with well defined boundaries which are predominantly hedgerow. The land is considered to be suitable for pony paddocks and agricultural uses.

Adjacent uses comprise - residential dwellings located off Primrose Close to the south east and St. Mary's Church of England First School to the south west, Magazine lane and thereafter the Shropshire Union Canal to the north east and open countryside to the north west.



PLANNING

The land is located in the South Staffordshire District, located on the north western edge of Wheaton Aston and situated within Open Countryside and is not Green Belt.

Historically promoted into the South Staffordshire Local Plan, the Strategic Housing and Economic Land Availability Assessment (SHELAA) for South Staffordshire 2021, Locality 2 (Brewood, Coven, Wheton Aston, Bishops Wood), identifies the land as follows:

- 094 Land at Primrose Close

ACCESS

Access to the land is along Magazine Lane, with the actual entrance as shown "A" on the front cover.

A footpath runs along the north easterly boundary of the land.



TERMS

The landowner is seeking;

Either

1. Unconditional Freehold Offer

Unconditional offer for the freehold interest on a private treaty basis plus an uplift in the event a planning permission for a higher value use is secured within 40 years following completion.

Or

2. Promotion

The landowner will consider proposals for Promotion via an Option or Promotion Agreement. Parties interested in this alternative are invited to submit terms as follows:

- Percentage - Discount/share of proceeds retained by promotor
- Initial Term
- Extension Term (if required)
- Longstop Term
- Proposed cap on planning costs
- Minimum price per gross acre
- Premium to landowner – Initial Term
- Premium to landowner – Extension Term
- Confirmation of legal and agent fees

Interested parties are invited to submit offers for either or both of the above using the standard proforma which is available upon request from julie.mills@brutonknowles.co.uk

Rights reserved to proceed to best and final offers.

To register or discuss your interest, please email:

jan.mercer@brutonknowles.co.uk

james.carey@brutonknowles.co.uk

VIEWING

Viewing by prior appointment only.

**SUBJECT TO CONTRACT
SEPTEMBER 2022**

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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