

Red-line boundary for illustrative purposes only

Land at Homesdale Farm, Station Road Nether Whitacre, Coleshill, Birmingham, B46 2BY

- Attractive residential development opportunity subject to planning permission
- Development site extending to approximately 1.47 acres (0.59 hectares)
- Extensive river frontage in close proximity to existing housing
- Open countryside setting with good road connections

Homesdale Farm Land

Station Road, Coleshill

LOCATION

The property is located in Nether Whitacre, a small village in North Warwickshire, which lies approximately 3 miles northeast of the market town of Coleshill and 15 miles east of Birmingham city centre via the M6. Birmingham Airport and the NEC are approximately 8.5 miles to the south.

The subject land is situated in open countryside fronting onto Station Road. It adjoins existing housing to the front and the River Tame to the rear.

It is conveniently located for commuting to the city, being only 5 minutes drive from Coleshill Parkway railway station in Coleshill, which connects with Birmingham.

DESCRIPTION

The property comprises a plot of development land extending to approximately 1.47 acres, which enjoys a prominent frontage onto Station Road adjacent to existing housing within Nether Whitacre, as well as an extensive river frontage to the rear.

The site has been developed in the past as a transport depot, and more recently utilised as an agricultural yard and holding. It currently accommodates a number of redundant/dilapidated farm buildings.

The land has consent to permanently site a mobile home and there is a sitting tenant at the moment, however we understand vacant possession will be afforded upon completion of a sale.

The land presents an excellent residential development opportunity, subject to planning permission being obtained.

SITE AREA

Total Site Area	1.47 ac	0.59 ha
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SERVICES

We understand that all mains services are available to the site. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

North Warwickshire Borough Council, Council House, South Street, Atherstone, CV9 1DE - Tel: 01827 715341.



PLANNING

A sale will be subject to planning permission for residential development. Interested parties to make their own enquiries with the Local Planning Authority in this regard.

TENURE

Freehold: The property is available to purchase freehold with vacant possession based on a conditional contract subject to planning consent for residential development.

PRICE

Price upon application.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3794



Printcode: 2022421

What's this?

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