



## Cannock Road/Chapel Street, Heath Hayes, Cannock, Staffordshire, WS12 3HE

- Total Site Area extends to Approx. 2.77 Acres (1.121 ha)
- Plot A extends to Approx 0.32 acre (0.13 ha)
- Plot B extends to Approx 2.45 Acres (0.991 ha)
- Possible Sale of Individual Plots Considered
- Prominent Road Frontage to Cannock Road (A5190)
- Suitable for a Variety of Uses (Subject to Planning)



Printcode: 202559

# Cannock Road/Chapel Street, Heath Hayes, Cannock

## PROPERTY REFERENCE

CABP/2417/ELH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## LOCATION

We have been instructed on behalf of Staffordshire County Council to market this potential development site and are inviting offers on a unconditional or 'subject to planning' basis. The site is offered as a whole but consideration will be given to the sale of the two individual plots (Plot A and Plot B).

The site's main frontage is onto Cannock Road (A5190) with a secondary frontage onto Chapel Street.

The surrounding area is mainly residential with local shops directly to the north on Hednesford Road (B4154). Cannock railway station is approximately 1.5 miles west offering direct links into Birmingham New Street in around 40 minutes. The M6 Toll Road is approximately 1 mile to the south and the Cannock Chase district benefits from a population of approximately 100,500 with a McArthur Glen Factory Outlet Shopping Centre, together with the established Orbital Retail Park.

## DESCRIPTION

The site extends to approximately 2.77 acres (1.121 hectares) and is irregular in shape. Plot A provides approximately 0.32 acre (0.13 hectare) and fronts Chapel Street whilst the larger Plot B provides 2.45 acres (0.991 hectare) with an extensive frontage to Cannock Road.

There are no buildings on the site and part is turfed with the remainder containing a number of trees, some of which the local Tree Officer is keen to see remain in situ. The majority of the trees which the local Council wishes to retain are situated in the southwestern corner at the site's junction with Cannock Road and Chapel Street.

There are both ground investigation and topographical surveys of the site which can be passed on to interested parties together with a plan showing which trees might need to be retained and which trees may potentially be removed.

We believe there is a public footpath running along the eastern boundary of the site.

There is also an illustrative master plan which has been drawn up by Staffordshire County Council's planning advisors showing potential schemes.

## ASKING PRICE

We have been instructed not to set a formal guide price.

## VAT

VAT is to be charged on the sale price.

### **MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991**

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to this transaction.

## TENURE

Freehold.

## PLANNING

At present the site is unallocated and is located in a predominantly residential area in the existing urban area of Cannock. The site comprises of previously developed land including woodland TPO trees. We have a copy of pre-application advice received from Cannock Chase District Council in 2022 which was for outline residential development and this, along with other historic planning information is available upon request.

## METHOD OF SALE

The site is to be sold by informal tender and details of the closing date for offers will be provided by the selling agent. 'Subject to Planning Only' offers will be considered although please note that offers will be assessed on their deliverability and therefore any assumptions to include reference to relevant planning policies.

## FURTHER INFORMATION

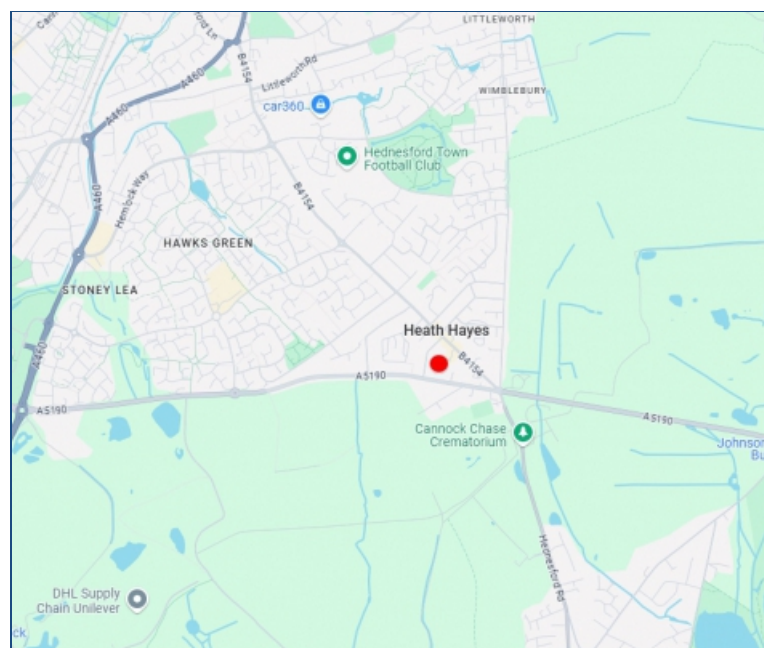
The information outlined under the section 'Description' is available upon request. Please contact Edward Home on 01543 506640 or via [ed@adixon.co.uk](mailto:ed@adixon.co.uk).

## AVAILABILITY

Immediate.

## VIEWING

Strictly by prior appointment with the Agent's Cannock office.



Tel: 01543 506640

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