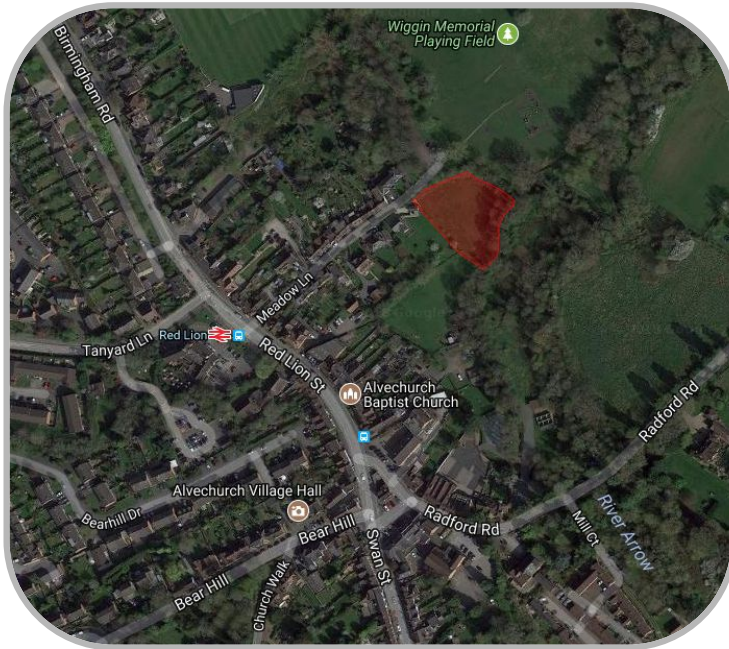


POTENTIAL DEVELOPMENT OPPORTUNITY*

Land to the rear of Meadow Lane, Alvechurch



- Land for sale with great development potential (subject to planning*)
- Central village location
- Adjacent to Wiggin Playing Fields
- Close proximity to great local amenities
- Site area circa 0.25 hectares (0.67 acres)



*Red outline shows site

FOR SALE



CONTACT:

9 Grove Business Park
Atherstone on Stour
Stratford upon Avon
CV37 8DX

T: 01789 298 006

www.dobson-grey.co.uk

LOCATION

The site is located close to the heart of Alvechurch village, accessed via Meadow Lane. The village is well provided for local amenities. Amenities include local supermarket (Co-operative stores), florist, dentist, doctor surgery, Village Inns public house, local estate agents, MOT and car sales garages and pharmacist and local retailers.

The village is also home to Alvechurch Church of England Middle School which is situated 0.5 miles from the site in the northern part of the village. The Ark venue and St Laurence Church hosts a number of local community events and is approximately 0.5 miles away.

The site is situated approximately 1 mile away from Alvechurch train station and the 146 bus service stops near The Square which is 176 yards from the subject property providing a regular service roughly every hour to Redditch and Birmingham.

SITE DESCRIPTION AND ACCESS

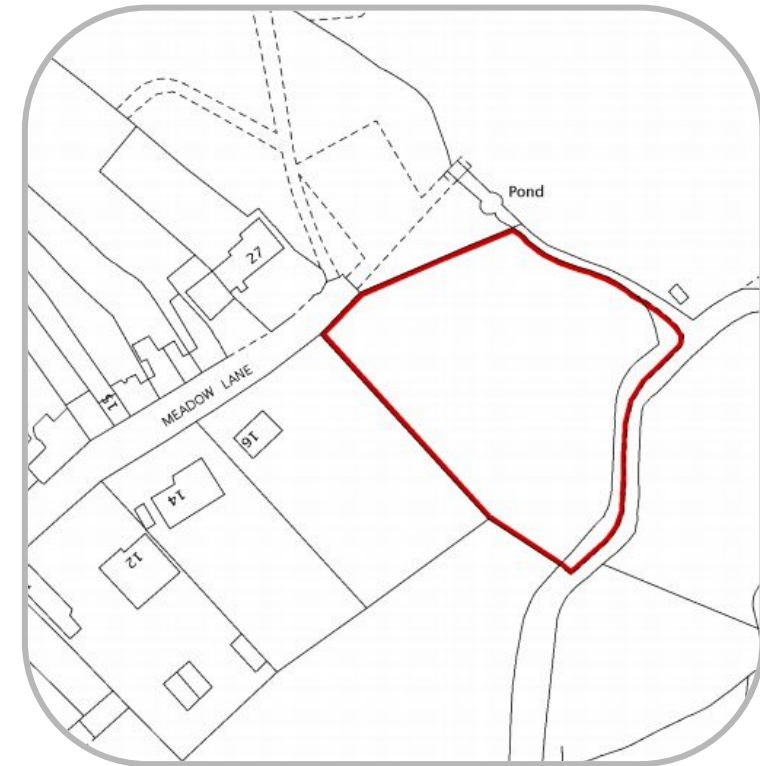
The subject property comprises fairly level, roughly square parcel of land fronting adopted highway of Meadow Lane and extends to an area of 0.249 hectares (0.667 acres). The boundaries comprise a mixture of post and rail, post and wire and mature hedgerow interspersed with trees. To the rear of the site flows the River Arrow which is fed by a series of culverts further up towards land closer to the town centre. Access is via a pedestrian gate from Meadow Lane. When visiting the site, parking may be found in the public car park which serves the Wiggin playing fields which are next door to the site.

PLANNING

The property in most recent years has been unused and is scrubland and has been overgrown. There are no structures on the site. Physical features include a watercourse to the southern boundary (River Arrow) but essentially physically the land is quite suitable for development for residential use. Despite the water course to the boundary, the site falls outside of Flood Zone 1.

The current Local Plan for the area is the Bromsgrove District Plan 2011-2030 adopted in January 2017. The site has been included within the Strategic Housing Land Availability Assessment (SHLAA) the site reference is BDC263. Under the adopted Bromsgrove District Plan, the site falls within a Landscape Protection Area, is adjacent to Alvechurch Shopping Area and Conservation Area and is currently situated within the Green Belt.

We would recommend interested parties make their own enquiries with Bromsgrove District Council regarding the suitability of the site for redevelopment for alternative uses. Further information regarding planning and design expectations may be found at <https://www.alvechurch.gov.uk/NeighbourhoodPlan>



July 2018

SUBJECT TO CONTRACT

1. Particulars; these particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
4. The vendor reserves the right not to accept the highest, or any offer made. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you, please contact Dobson-Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

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SERVICES

We have been informed that all mains services are present in Meadow Lane but interested parties should make their own enquiries regarding services that may be available.

LEGAL

The site is available freehold with vacant possession as a whole. Parties are advised to obtain their own legal advice pertaining to the property. Further land available is available subject to negotiation adjacent to the site which extends to 0.432 hectares (1.068 acres) and is in third party ownership. Dobson-Grey are retained to act on behalf of the adjacent land. Further details available upon request.

GUIDE

The site is available freehold with vacant possession and offers are invited in the region of £400,000 subject to contract and planning. Unconditional offers are invited in excess of £150,000 on a subject to contract only basis.

TERMS

Viewing strictly by prior appointment with the sole agent. Please contact Keri Dobson or Hattie Matthews on 01789 298006, alternatively via email kdobson@dobson-grey.co.uk or hmatthews@dobson-grey.co.uk to arrange a viewing.



PRICE



July 2018

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