

LAND ADJOINING 4 BELLFIELD, WARWICKSHIRE, TANWORTH-IN-ARDEN, B94 5AW

2,583 SQ FT (240 SQ M)

- FREEHOLD TITLE
- DEVELOPMENT SITE
- RESIDENTIAL LOCATION
- PLANNING GRANTED

- T: 0121 285 3535
- F: 0121 285 3536
- W: <u>masonyoung.co.uk</u>
- E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The land, which has a frontage on the residential cul de sac of Bellfield is situated in the popular village of Tanworth in Arden about 8 miles to the south west of Solihull town centre. Access to the national Motorway network is available via Junction 3 miles of the M42 Motorway which is about 3 miles whilst rail services can be accessed via Wood End Railway Station which is about 1.25 miles.

DESCRIPTION

The property comprises a broadly rectangular shaped parcel of land situated off Bellfield that has planning permission for a 1-bedroom bungalow.

ACCOMMODATION

AREA	SQ FT	SQ M
Land	2,583	240
TOTAL	2,583	240

PLANNING

The site has full planning permission for a residential development comprising of 1bedroom bungalow. Full plans together with the decision notice can be viewed/downloaded online by clicking on the link below and submitting the following planning application reference number: 23/01068/FUL.

https://apps.stratford.gov.uk/eplanning/

Interested parties should contact Stratford-on-Avon District Council Planning Department on 01789 267 575.

TENURE/PRICE

The freehold interest is available at a quoting price of $\pounds145,000$, subject to contract.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

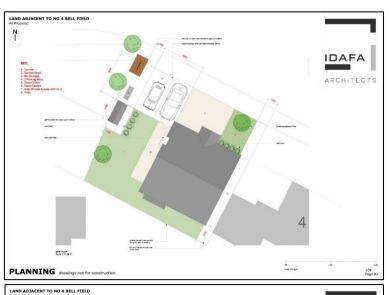
Each party to be responsible for their own legal costs incurred during this transaction.

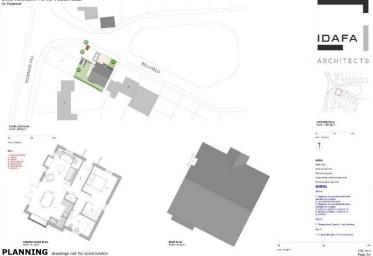
VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u>





LAND ADJACENT TO NO 4 BELL FIELD

PLANNING drawings not for co



MASON OUNCE PROPERTY CONSULTANTS 0121 285 3535 www.masonyoung.co.uk 103 Hore Fage Al

Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and reaclusive of any tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VIII) information on Tow & Country planning matters and Rating matters has been obtain written information thereof. (VIII) No environmental advitor investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above