

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**FOR SALE**

**DEVELOPMENT SITE WITH  
PLANNING PERMISSION**



**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

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## 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
<b>TOTAL</b>	<b>2,583</b>	<b>240</b>

## PLANNING

The site has full planning permission for a residential development comprising of 1-bedroom 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 £145,000, 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

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