

DEVELOPMENT SITE



**Land adjacent to 385 Norton Road, Heath Hayes
Cannock, Staffs, WS12 3HJ**

- Potential Residential Development Site with Outline Planning
- Reference (CH/17/351)
- Approximately 0.46 acres (0.186 hectares)



Printcode: 201844

Land adjacent to 385 Norton Road Heath Hayes, Cannock

LOCATION

The site is situated adjacent to ATS Euromaster with a prominent frontage to Norton Road (B4154) being within close proximity of the Five Ways Island and the Cannock Road (A5190).

DESCRIPTION

The site which is irregular in shape is generally level with its rear boundary fronting on to playing fields and immediately to the south are several residential dwellings.

ACCOMMODATION

All measurements are approximate:

Site Area Approximately 0.46 acres (0.186 hectares)

ASKING PRICE

Guide Price in the region of £375,000 plus VAT

VAT

The vendor reserves the right to charge VAT on the above figures as applicable.

TERMS

Freehold.

FURTHER INFORMATION

The property is subject to various tree preservations (Ref: 73/2003) and a copy of the order is available for inspection at our offices.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/1880/ELH

PLANNING

The site benefits from outline Planning Permission for residential development (Ref: CH/17/351) dated 25th October, 2017. Interested parties should make their own enquiries directly with the local Planning Authority.

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

LEGAL COSTS

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

AVAILABILITY

Immediate.

VIEWING

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



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