ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

FOR SALE

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

Tel: 01543 506640 www.adixon.co.uk

The Woodlands 4 Hallcourt Crescent, Cannock Staffordshire, WS11 0AB Fax : 01543 506654 Email: enquiries@adixon.co.uk

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 Approximatley 0.46 acress (0.186 hectares)

ASKING PRICE

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

VAT

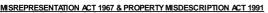
The vendor reserves the right to charge VAT on the above figures as applicable.

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.



MSREPRESENTATION 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 quidance 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

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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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