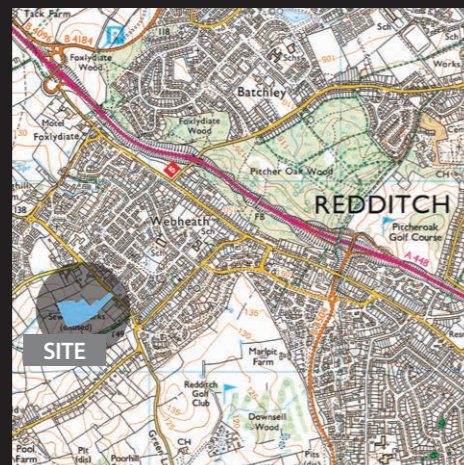




LandPartnership

Success through Partnership



FOR SALE



VIEWING

The site can be viewed from Hill Top Lane on its southern boundary. Access into the Woodyard Garage can be provided by appointment through the selling agent.

CONTACT US TO FIND OUT MORE

07580 128095

**LAND AT CHURCH ROAD, WEBHEATH,
REDDITCH B97 5PQ**

**A 2.6 ha (6.42 acres) site with outline planning
permission for up to 80 residential units.**

Land Partnership Developments Ltd for themselves, for any Joint Agents and for the Vendors or Lessors of this property whose Agents they are, give notice that: (i) The Particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Land Partnership Developments Ltd or any Joint Agents has any authority to make or give any representations or warranty whatever in relation to this property.



LAND ON THE RURAL EDGE OF WEBHEATH, REDDITCH B97 5PQ

A 2.6 ha (6.42 acres) site with outline planning permission for up to 80 residential units.

- Access Approved.
- Up to 56 market sale units and 24 affordable units.
- Predominantly Green Field site on the edge of Webheath.
- Located c 4kms from Redditch Town Centre and within easy access to the Bromsgrove Highway and motorway network.



PLANNING

On the 10th August 2016 the Planning Committee at Redditch District Council resolved to grant outline planning permission (reference 2016/131/OUT) for residential development for up to 80 residential units with associated access on the land at Church Road, Webheath.

A Section 106 Agreement has been negotiated and will be completed before a contract is exchanged on the site sale. A summary of the key provisions within the S106 Agreement are set out below, however, interested parties are encouraged to familiarise themselves with the specific obligations as part of their due diligence process:

Affordable Housing	30% provision (66% rent and 34% Intermediate)
Education Contribution	£708 per 2 bed, £1,769 per 3 bed, £2,654 per 4 bed+
Highway Contribution	£247,920
Waste contribution	£50 per dwelling
Open Space Payments	£560 per 1 bed, £2,224 per 2 bed, £4,018 per 3 bed, £5,725 per 4 bed+
Town Centre Contribution	£542 per dwelling

It will be the responsibility of the Purchaser to fulfil all obligations under the Section 106 Agreement and the Purchaser is to indemnify the Seller against any future costs or liabilities.

A planning and technical sales pack is available and all prospective purchasers registering interest will be provided with this information. This pack includes a full review of the planning conditions and surveys which have been completed. Interested parties should note that a phase 2 ground investigation report has been completed and this is included within the information pack.



FOR SALE

METHOD OF SALE

The site is to be sold by informal tender with purchasers invited to submit best offers in writing (or letter format via email) in accordance with the timetable set out in the covering letter, on an unconditional basis. Any offer accepted will be on the basis of an exchange of contracts taking place within 28 working days of formal acceptance of the offer, with completion to follow by arrangement between the parties.

TENURE

The site will be sold Freehold, with vacant possession given on completion.

COSTS: Each party will be responsible for their own legal costs.

VAT: Please note that the Vendor reserves the right to opt to tax the Property for VAT prior to the sale.