

LAND FOR SALE
STRATEGIC DEVELOPMENT OPPORTUNITY

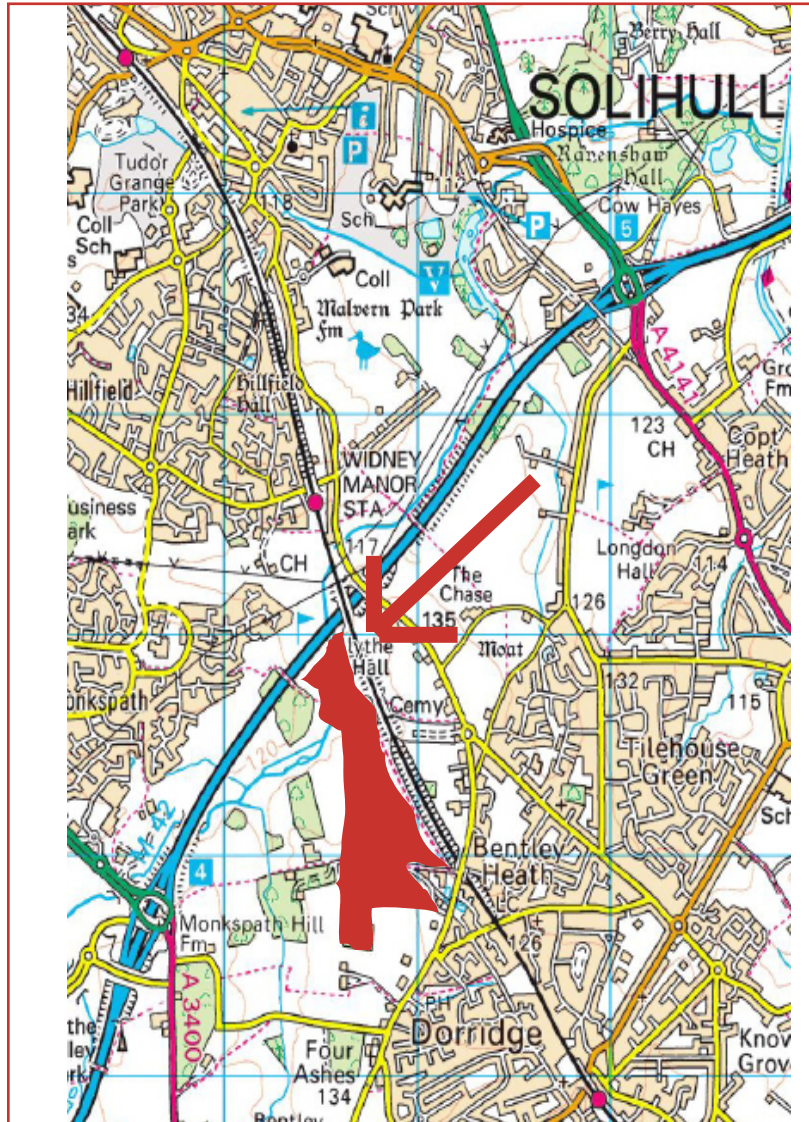


LAND OFF FOUR ASHES ROAD, BENTLEY HEATH,
SOLIHULL

**JOHN
ALISON**
LAND & RESEARCH
EST. 1990

BENTLEY HEATH, SOLIHULL.

LOCATION PLAN, BENTLEY HEATH.



Promap
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2022. All rights reserved.
Licence number 100022432.

A rare strategic investment opportunity for Approx 116.2 acres of land lying west of Bentley Heath, Solihull. The land is offered on the basis of a Freehold Sale with an uplift on grant of planning permission. Further land available

- The location of the land to the south of the M42 Motorway, two miles from J4, meaning the site is well placed to deliver a significant residential and mixed use development.
- Just over a mile from Dorridge Train Station, services include: Solihull, Birmingham and London.
- Central location: Solihull 2.5 miles, Birmingham 12 miles and Coventry 16 miles.
- Falls under Solihull Metropolitan Borough District Council.

JOHN ALISON
LAND & RESEARCH
EST.1990

CONTACT

Charlotte Pink
charlotte@johnalison.com
01285 851552
07545119847
John Alison Land & Research Ltd
Unit 3 Priory Court,
Poulton, Cirencester
Gloucestershire, GL7 5JB

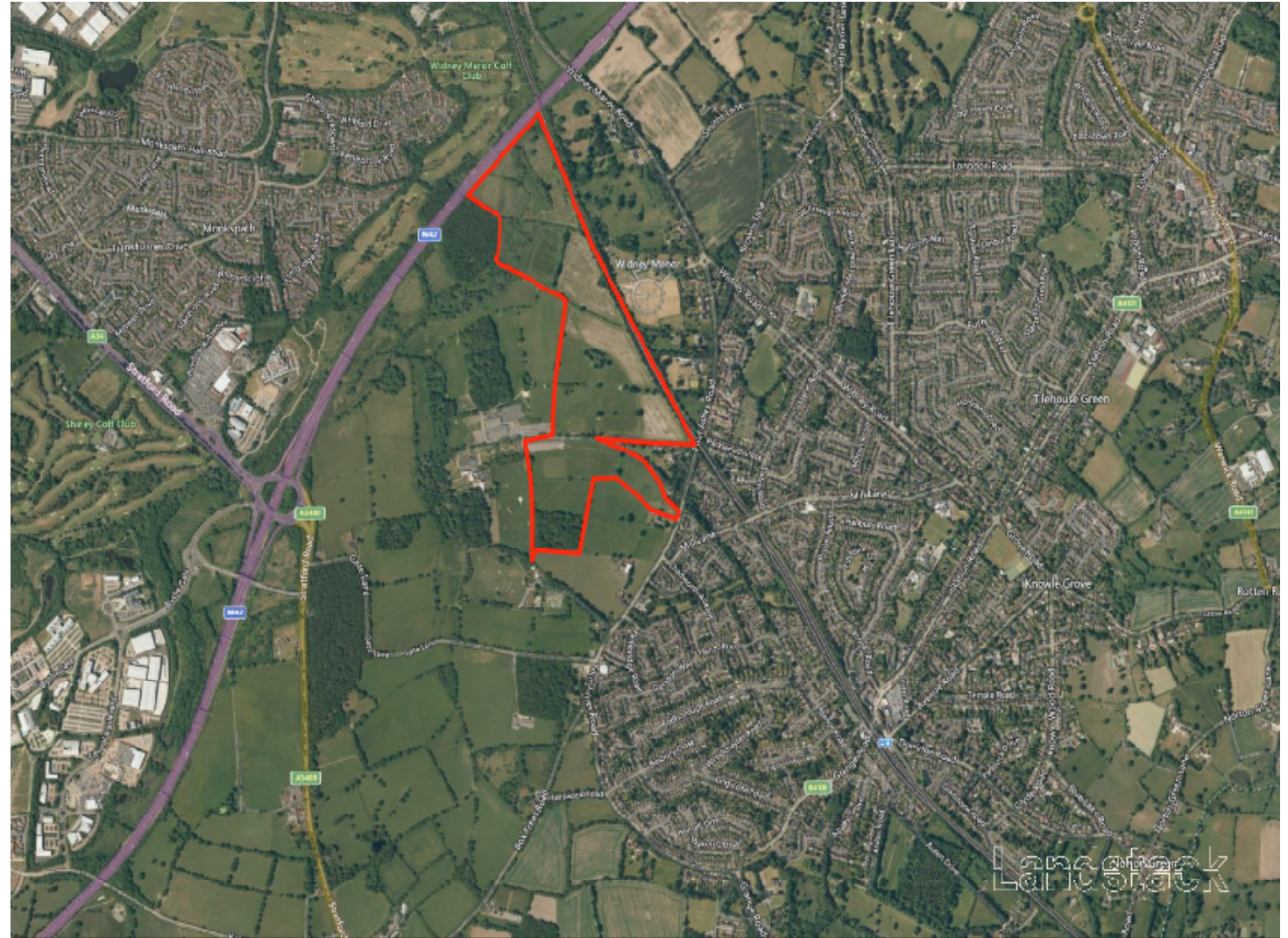
SITE DESCRIPTION AND BOUNDARIES.

The land is flat and presently farmed (arable/grassland), it is crossed by hedgerows and trees which could be improved by additional planting.

The land has good connectivity to Dorridge and the rest of Solihull with main vehicular access to the site from the driveway to the south off Four Ashes Lane. There is a footpath which runs along the railway line to the east and across the southern edge of the land.

Part of the land was submitted to the Soihull Call for Sites in April 2020.

If planning consent is granted in the future, the purchaser will be responsible for fencing the land bordering the retained land owned by the Riding Club under a specification to be agreed.



PLANNING STATUS

Solihull District Council are in the process of a Local Plan Review.

The Planning Inspector has questioned the delivery of housing on proposed sites in the early years of the proposed plan and has asked the Local Authority to identify additional land for allocation. The Local Authority have requested that these new allocations be the subject of a swift new Local Plan review and the Inspectors comments are awaited.

The opportunity may therefore exist, to promote the land at Four Ashes Road for removal from the Green Belt and strategic allocation for housing development through the main modifications.

Neighbourhood Plan.

A KDBH Neighbourhood Plan was made on 11th April 2019. The site is located outside the settlement boundary within the Green Belt.



METHOD OF FREEHOLD SALE

The Freehold of the land is being offered for the sale with an uplift on grant of planning permission.

Interested parties are invited to submit an offer by email and should be addressed to Mrs Charlotte Pink, charlotte@johnalison.com

All offers must include the following:

- Identity of the Purchaser, name, address, telephone number and email.
- Any supporting information about the prospective purchaser including experience/ track record.
- Purchase Price of the Freehold
- Confirmation of uplift to be paid on receipt of planning permission and secured by way of a legal charge on the land.
- Confirmation of funding
- Timing of Payment
- Confirmation of ten percent of the purchase price to be paid as a deposit upon exchange of contracts
- Proposed timetable for exchange and completion
- Overage - confirmation of percentage of overage proposed. Overage will be due to be paid upon receipt of planning permission.

The seller reserves the right not to accept the highest offer or indeed any offer.

Upon agreement of the Heads of Terms the selected Purchaser will be required to provide a Solicitors' and Agent's undertaking to cover the Vendor's reasonable professional costs.



LANDOWNERSHIP

The land being offered is in single ownership.

TENURE

Part of the land is subject of a Farming Business Tenancy. The landowners are looking to lease the land back for a period until planning consent is granted. Terms for this arrangement can be discussed.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is offered subject to and with the existing Rights of Way, Wayleaves and Easements, whether or not specifically referred to in the particulars.

BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries. Neither the Vendors' or the Agent will be responsible for defining boundaries.

VAT

The Vendors' reserve the right to charge VAT in addition to the purchase price on the whole of the land on legal completion.

LOCAL AUTHORITY

Solihull Metropolitan Borough Council, Council House, Manor Square, Solihull, B91 3QB

VIEWINGS

Strictly by appointment only with the Vendor's agent.

T: 01285 851552

LAND

JOHN
ALISON

RESEARCH

IMPORTANT NOTICE

John Alison give notice, for themselves and on behalf of the Vendors' of this property, that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only. No employee of John Alison has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchaser in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.