

Land adjacent to 31 Kings Lane

Newton Regis, Tamworth, B79 0NN





For guidance only



Land adjacent to 31 Kings Lane

Newton Regis, Tamworth, B79 0NN

Sale By Tender £650,000

A RARE AND NOT TO BE MISSED OPPORTUNITY to acquire this excellent parcel of land set on the edge of this very popular village with OUTLINE PLANNING PERMISSION FOR 3 DWELLINGS. Submitted Architects drawings show a barn style scheme totalling 6197 sq ft (576sqm) NIFA. Approx 0.8 Acres Site. For sale by informal tender closing date 30th November.

The site is set back from Kings Lane over a long driveway approach with mature trees and hedgerows providing an idyllic backdrop. The setting of this new development will therefore be quiet and leafy, providing the perfect location for three luxury dwellings.

Newton Regis is a highly desirable village located in the heart of the countryside, only five minutes from junction 11 of the M42 and provides easy access to Birmingham and the East Midlands. Tamworth train station is 10 minutes' drive away. A vibrant social life waits for those wanting to get involved and embrace village life, with a great school and Church. Finally, a visit to the village would not be complete until you have sat by the duck pond, fed the ducks and taken in the relaxing atmosphere that Newton Regis has to offer.

DECISION NOTICE 15 July 2022

Outline Application

Application Ref: PAP/2021/0664

Site Address

Newton Lodge, 31 Kings Lane, Newton Regis, Tamworth, Warwickshire,
B79 0NN

Grid Ref: Easting 427814.99

Northing 307604.1

Description of Development

Outline planning permission for development of land for three dwellings. Details of access submitted for approval in full, all other matters reserved.

Planning permission is granted subject to various conditions and we would advise all interested parties to refer to those terms on the planning portal: www.northwarks.gov.uk. A copy is available at our offices.

FOR SALE BY INFORMAL TENDER, CLOSING DATE FOR OFFERS, IN WRITING.

John German and their client reserve the right not to accept the highest or indeed any offer received. Submission of the informal tender document does not constitute any part of the contract.

(a) Your best offer is to be received in writing by 30th November BY 1PM in a sealed envelope, delivered to ourselves at the above office. We will accept email correspondence, sent to david.woodcock@johngerman.co.uk to protect any potential breach of confidentiality.

(b) Please supply the name and address of your legal advisers, together with the name of the person there who will attend to this matter, with telephones and an email address, if known.

(c) The offer is to include confirmation from your bank, building society or other financial institution as to the funds it is prepared to provide if your best offer is accepted, and evidence that you are able to provide the balance of the price from your own resources.

(d) The offer is to state the period within which you will be able to exchange contracts following receipt of the title documents from the seller's legal advisers. (Please take your own legal adviser's advice in this regard.)

(e) Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified.

(f) Please list any fixtures, fittings or furnishings within the land and premises which are included in your offer.

(g) Only offers of a non-variable nature will be considered.

(h) The vendor reserves the right not to accept the highest, or any, offer made.

Services - None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Our Ref: JGA/31102022

3 Bedroom Unit
Gross Internal Area 158m²



Ground Floor Plan



First Floor Plan



Front Elevation

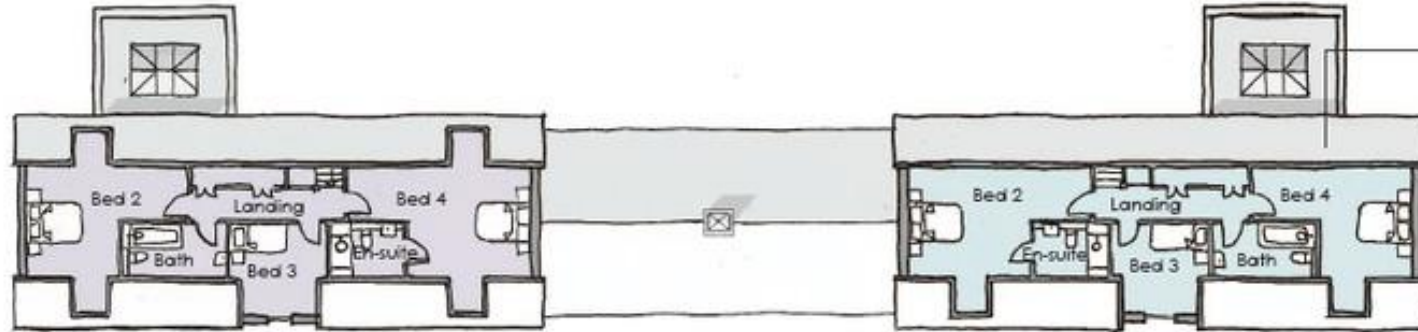


Side Elevation

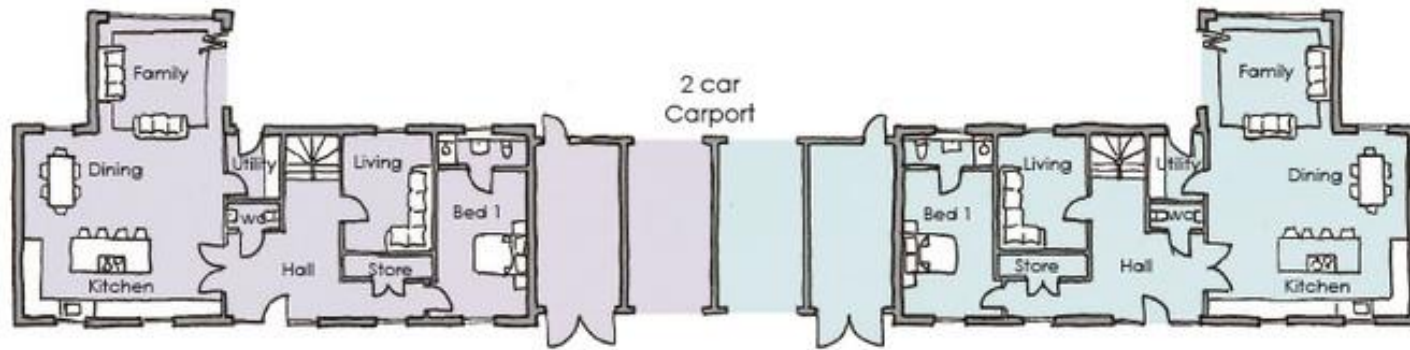
PLOT 2 & 3

4 Bedroom Unit

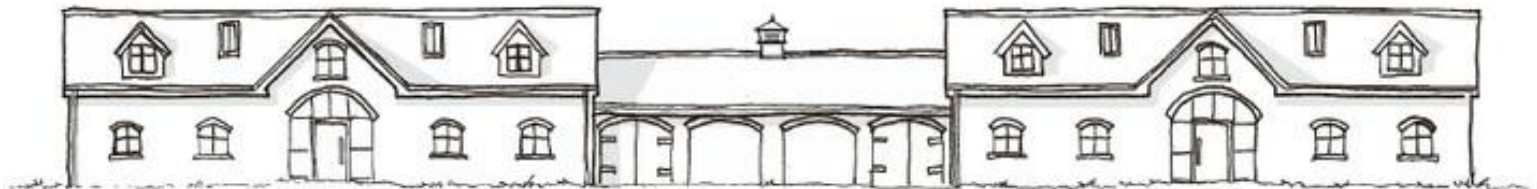
Gross Internal Area 209.3m²



First Floor Plans



Ground Floor Plans



Front Elevations



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



