

RESIDENTIAL DEVELOPMENT LAND

DAISY BANK FARM, UTTOXETER ROAD, TEAN, STAFFORDSHIRE ST10 4LJ



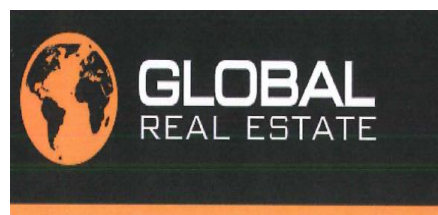
On the Instructions of Mr & Mrs I Godfrey
and Global Real Estate

- The site area comprises 5.70 acres (2.306 hectares)
- Greenfield site lying just to the South East of Upper Tean
- Outline Planning Permission for 55 two storey units
- Low Density Planning Layout at just 9.6 units per acre
- A522 Road Frontage and Open Rural Aspects
- Seeking initial offers by 5.00 p.m. Friday 6th November 2020

General Remarks

This is a splendid rural greenfield site with great connectivity to surrounding centres of commerce and recreation via the A50 Trunk Road.

In keeping with neighbouring development it will be low density and enjoys a privileged outlook over open farmland.





Location

The site has an excellent rural location, between the villages of Upper and Lower Tean, fronting onto the A522 that connects them, and which provides access to the A50 Trunk Road. The latter is available at either Blythe Bridge (3 miles) or Uttoxeter (5 miles).

Local Services are available in the village centre and more comprehensive services are located just 3 miles north in the town of Cheadle. Main centres of employment, commerce and recreation can be found in Stoke-on-Trent (10 miles), Derby (25 miles), or Lichfield (27 miles). There are major local employers in the area, such as JCB and Toyota.

The site has a footpath link to Upper Tean, where there is a pharmacy, Co-op convenience store, butchers, bakehouse, fish and chip shop, and 3 public houses. A day nursery and 2 primary schools are all within a half a mile, as is the doctor's surgery. Bus services run past the site and are available each hour.

Access to the site is to be constructed directly off the A522 and there will be a separate pedestrian link to the existing footpath at the southern end of the site.

The existing housing, that adjoins the site to the northeast at Hawthorne Close, is very low density and well established. The splendid view from the site, towards the southwest, will form an excellent backdrop of open countryside which is protected within the Neighbourhood Plan.

Planning Permission

Outline planning permission was granted by Staffordshire Moorlands District Council on 15th October 2019 under Application No. SMD/2018/0509. It permits the erection of 55 dwellings, all of which are to be 2 storeys, at a maximum ridgeline height of 7.5m.

Schedule 1 of the Section 106 Agreement requires 33% of the dwellings to be affordable housing units which shall comprise 70% affordable rented housing and 30% shared ownership housing.

An education contribution for 12 primary school places is set at £132,372, and there will be contributions to sports pitches levied at the rate of £627.21 per bedroom. A contribution for play space is set at £502.65 per bedroom, the figure to be calculated after the deduction of any one bedroom units.

Technical Park

The technical pack, including a Phase 2 site investigation, is available from a data room via a secured website. Access can be obtained by contacting Kaye Minton at Hinson Parry's Stone offices either by telephone or email.

Bid Requirement

Bids for the site are invited. Please provide the following information as part of your submission.

- Solicitor's details
- Timescales for delivery
- Board approval, if required
- Proof of funds
- Payment terms, including deposit sum on exchange
- Stated allowance for abnormal items

If applicable, an overage payment in the event of an enhanced planning permission being achieved and leading to a gross development value exceeding initial expectations, positive modifications to any S106 obligations or adjustment to abnormal construction costs.



Services

Prospective purchasers should investigate these matters. Some information is available in the technical pack.

Contacts

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Hinson Parry & Company
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Offers

The site is offered for sale on an informal tender basis. All offers are to be submitted in writing, subject to contract, to be received by 5.00 p.m. on Friday 6th November 2020.

Offers are to be addressed to Hinson Parry & Company, Diamond Way, Stone Business Park, Stone, Staffordshire ST15 0SD.

Leading offers will be invited for interview to discuss and finalise their proposals

VAT

The Vendors have not elected to tax so VAT will not be charged on the agreed purchase price.

Local Authority

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek ST13 6HQ
Telephone: 0345 6054010

Viewings

Viewings can be undertaken by appointment to be arranged through Hinson Parry & Company. Access to the site is via the Vendors' private garden and there are livestock in the fields.

Please note Hinson Parry & Company, Global Real Estate, nor the Proprietors, take any responsibility for any loss or injury caused whilst carrying out a site visit.

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

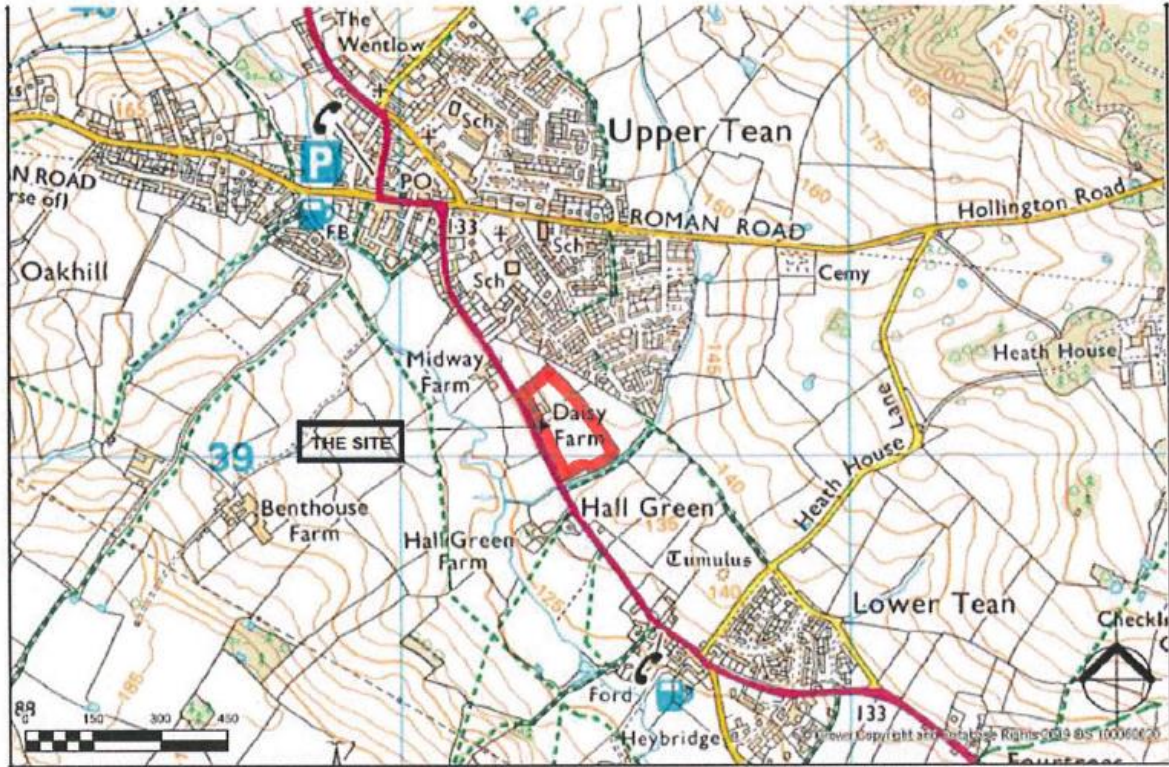
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Hinson Parry & Company and Messrs Eaton & Hollis themselves and for the vendors of this property, whose agents they are give notice (1) The particulars are set out as a general outline only for the guidance of intending purchaser and do not constitute, nor constitute part of offer or contract.

(2) All descriptions, dimensions, reference to condition and necessary permission for use and occupancy, and other details are given in good faith and are believed to be correct but 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 each of them.

(3) No person in the employment of Hinson Parry & Company or Eaton & Hollis has any authority to make or give any representation or warranty whatever in relation to this property.

SITE LOCATION PLAN



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Plotted Scale - 1:15,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract