

**Residential Development Land at Beacon Dairy Farm,
Doebank Lane, Barr Beacon, Aldridge, Walsall,
West Midlands, WS9 0RQ**



- Redevelopment of farm and commercial buildings
- Replacement of existing farmhouse
- **Lot 1** - Site with planning consent 3.29 ha (8.13 acres)
- Erection of 13, three and four bedroom mews style dwellings and consent to demolish and replace farmhouse – 14 in total
- **Lot 2** – 17.98 acres of permanent pastures with agricultural barn, manège and stables with significant income potential
- Sold as a whole or in two lots
- **Seeking Offers by 12:00hrs on Friday 6 November 2020**

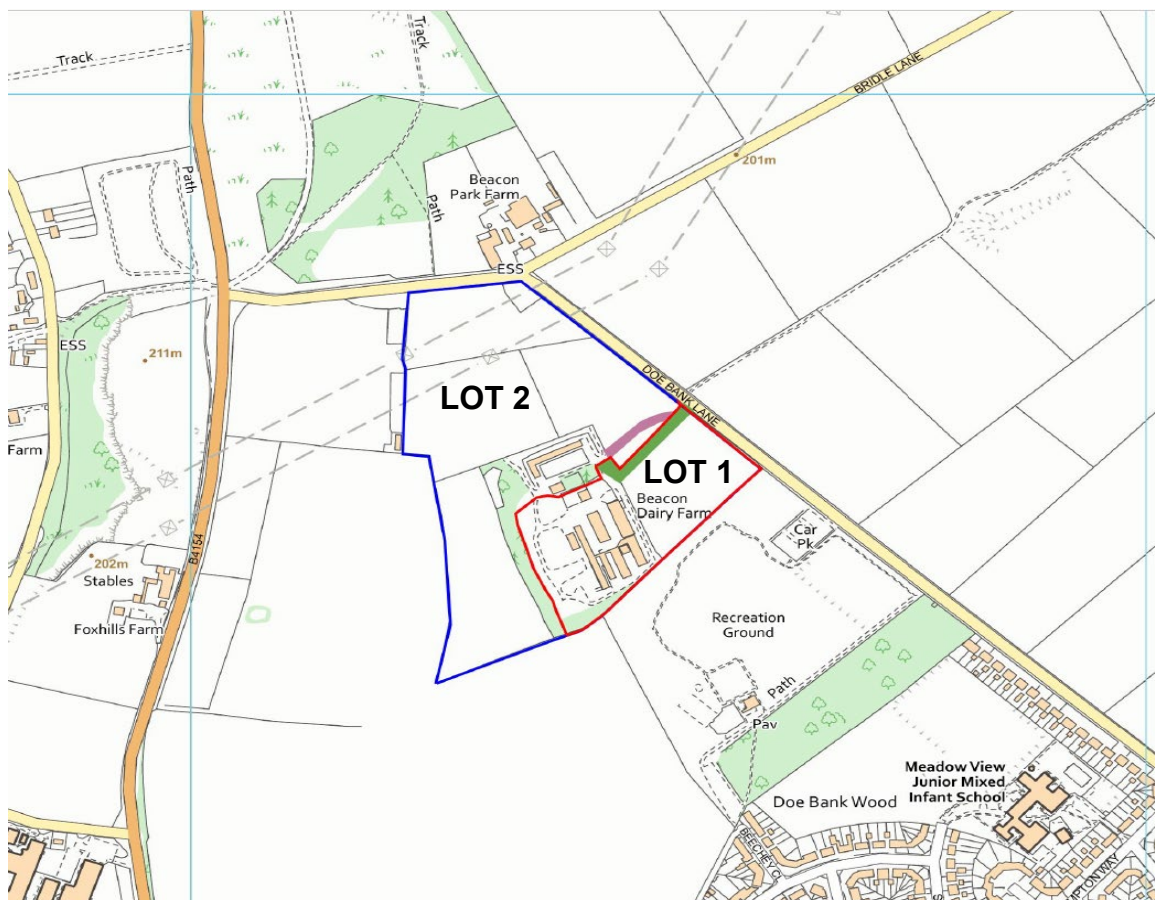
Lot 1

Comprising existing farm buildings with consent to replace with approx. 30,000 sq. feet of residential accommodation, a grass paddock of approximately 3.3 acres and existing farm house again with consent to demolish and replace. Please refer to planning consent for more details. In all, Lot 1 equates to approximately 8.13 acres.

Lot 2

Approximately 17.98 acres of permanent pasture situated around the development site, including 340 sq. m (3660 sq. ft) stables, 50m x 18m manège and 14m x 10m agricultural barn as outlined blue below.

In the event that Lot 1 and Lot 2 are sold separately, Lot 1 will retain a right of way over the driveway shown green until such time as the purchaser of Lot 2 working with Lot 1 has obtained planning consent for the construction of a new access to Lot 2 which may if necessary utilise the same access point from Doebank Lane (indicatively shown pink).



A rare opportunity to acquire a former farm stead and develop 14 executive homes

Location

Whilst being well connected in close proximity to local and national road and rail networks, this well positioned site is positioned within green belt land next to the favoured Barr Beacon Nature reserve. The Reserve is one of the highest points in the West Midlands with views to The Wrekin, Cannock Chase, Lichfield Cathedral, Birmingham City Centre and the Lickey Hills.

The site is conveniently close to the main local economic centres of Birmingham, Royal Sutton Coldfield, Aldridge, Great Barr and Walsall.

Junction 7 of the M6 Motorway is situated 2.5 miles from the development with local train services in close proximity.

Lying to the south east side of Walsall and to the west of Sutton Coldfield the site overlooks the open countryside with remarkable views.

Beacon Dairy farm is approached over a long driveway leading from Doebank Lane. The site is within a short distance of Meadow View primary school and a range of convenience shops.

Description

The site is a relatively level former farm yard which has been used for storage and light industry in recent years. The range of steel framed and other buildings on site at present will no doubt have value to some. In addition, the site has great accessibility to local conurbations and abuts protected open countryside on all sides.

The site is available freehold with vacant possession upon completion. Purchasers should make their own enquiries as to any rights of way or covenants relating to the property.

We cannot understate the unique location of this development site. Purchasers may be interested to see the success of other sites locally including The Croft at Portland Avenue, Aldridge WS9 8NU and The Coppice, Aldridge WS9 0PQ.

Planning

The current planning permission allows for the erection of 14, three and four-bedroom dwellings including the replacement of the existing farmhouse with a new dwelling. Planning consent was granted 17th June 2019 by Walsall Metropolitan Borough Council under application number: 18/1267. The site is sold subject to and with the benefits of a S106 Agreement.



Technical Pack

A detailed technical pack comprising of technical and planning documentation is available from our Data Room via a secured website. Prospective purchasers are to telephone: 01785 850866 or email: penny@hinsonparry.co.uk, with their full details for further information.

Bid requirement

Bids for the site are invited on an informal tender basis by completing the attached form to be received no later than **12:00hrs on Friday 6 November 2020**. Please provide the following information as part of your submission.

- Solicitor Details
- Board Approval (if required)
- Proof of funds

Agents Note

The site is to be sold subject to any third-party rights and easements to utility companies. Potential purchasers should make their own enquiries in this regard.

Services

Prospective Purchasers should investigate these matters. Some information may be available in the technical pack.

VAT

We understand that VAT does not apply to the purchase price.

Local Authority

Walsall Metropolitan Borough Council, The Civic Centre, Walsall WS1 1TP

Tel: 01922 650 000 Website:

<https://go.walsall.gov.uk/>



Overage Lot 1

There will be a development clawback in respect to the paddock edged green within Lot 1 similarly covering residential and/or commercial development for a period of 30 years.

Overage on Lot 2

There will be a development clawback in respect to Lot 2 only in the event that the stables, manège and its associated buildings are redeveloped for commercial or residential use other than as a stable yard or agricultural buildings. Clawback will be based on the increased value of the stable yard area broadly as defined dotted purple on the plan attached to these particulars with the benefit of planning consent for any residential use or commercial use other than equestrian over and above the existing equestrian use value immediately prior to obtaining planning consent. Overage payment will be 30% of that uplift during the 30 year period from date of sale.



Ground Investigation Report

The landowners have commissioned a ground investigation report which likewise is available to view in our secure Data Room. This may be assignable to the successful purchaser upon request.

Viewings

Viewings can be undertaken strictly by appointment during daylight hours. Please note that Hinson Parry & Company do not take any responsibility for any loss or injury caused whilst carrying out a site visit. Please note that all Government Covid-19 Guidelines must be adhered to and it is imperative that anyone viewing the site make an appointment to assist with track and trace measures. For Covid-19 reasons it may not be possible to view the dwelling internally without prior arrangement.

Further Information

A detailed technical pack comprising technical and planning documentation is available from our data room via a secured website, please contact Hinson Parry & Company as below for details.

Contact

Hinson Parry & Company
01785 850866





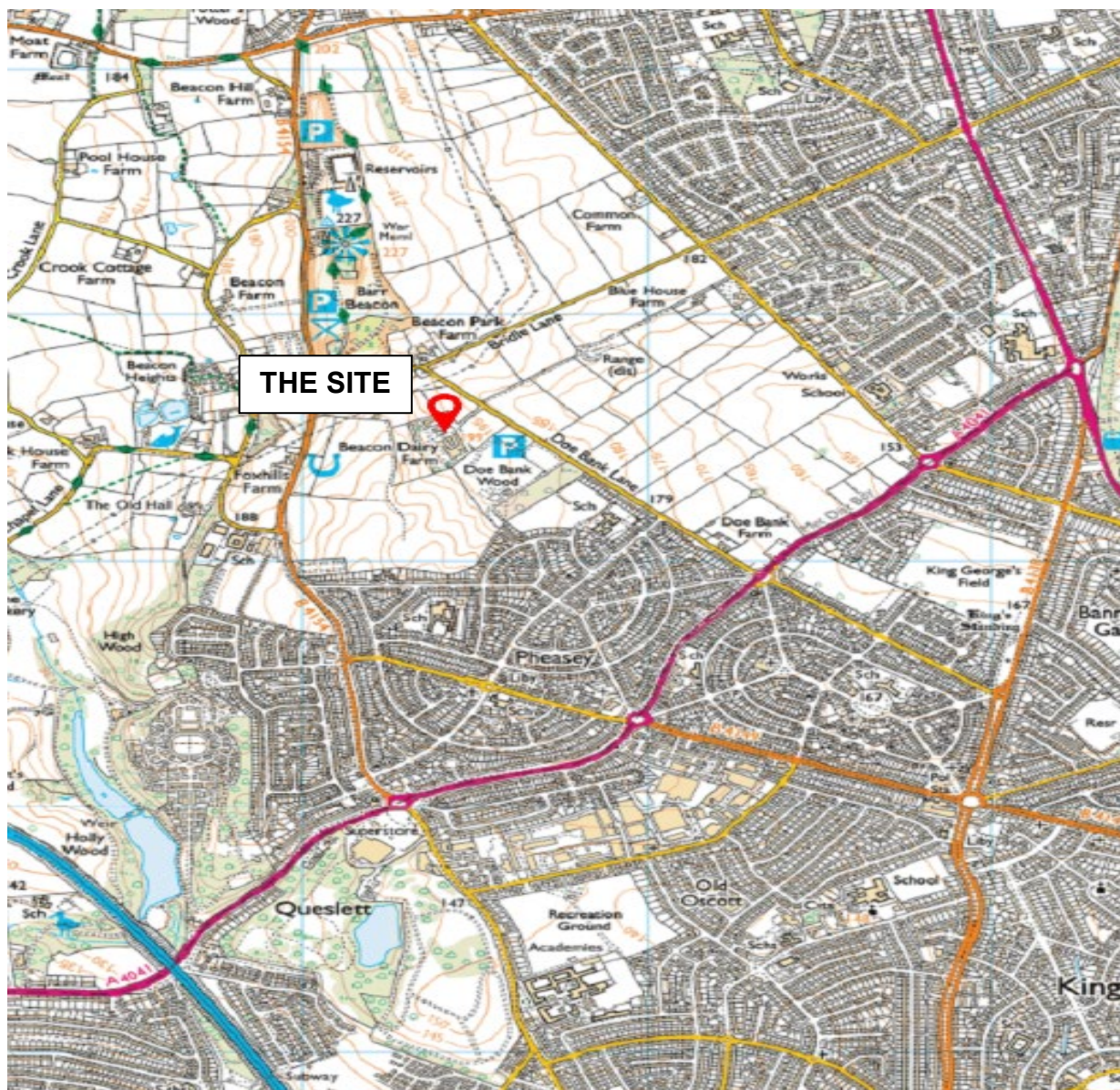


Replacement Dwelling Plans
Beacon Dairy Farm, Walsall, WS9 0RQ.
Scale 1 to 100
Date January 2019
433-052e Replacement Dwelling Plans 1 to 100 A0



Illustration - Proposed Unit 7
Beacon Dairy Farm, Walsall, WS9 0RQ.
Scale 1 to 100
Date May 2019
433-052E Proposed Plans 1 to 100 A1





ENERGY PERFORMANCE CERTIFICATE FOR FARMHOUSE

Energy Performance Certificate



Beacon Dairy Farm, Doe Bank Lane, WALSALL, WSS 0RQ

Dwelling type: Detached house
 Date of assessment: 15 January 2020
 Date of certificate: 15 January 2020
 Reference number: 8910-7529-6400-5845-9292
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 165 m²

Use this document to:

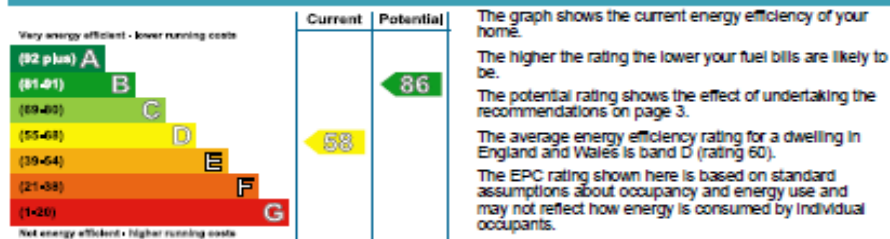
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,167
Over 3 years you could save	£ 906

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 513 over 3 years	£ 300 over 3 years	
Heating	£ 3,048 over 3 years	£ 2,469 over 3 years	
Hot Water	£ 606 over 3 years	£ 492 over 3 years	
Totals	£ 4,167	£ 3,261	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



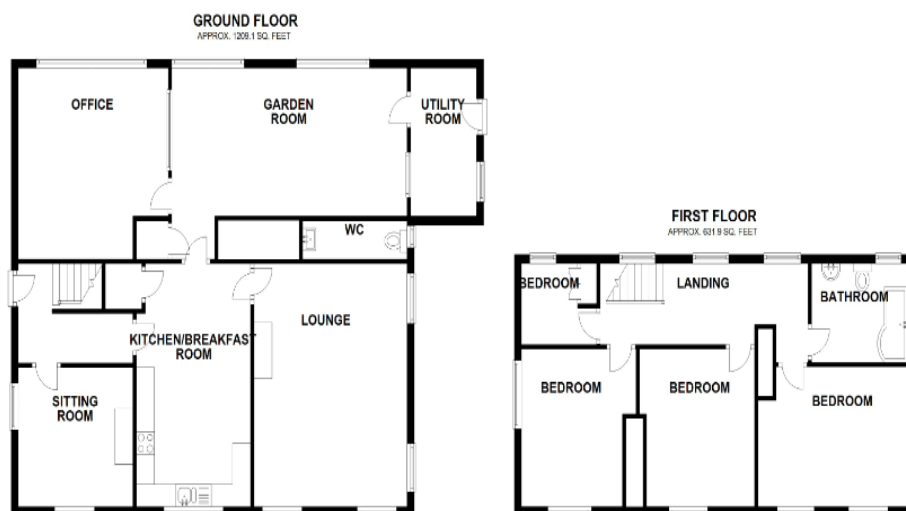
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 174
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 279
3 Low energy lighting for all fixed outlets	£60	£ 180

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

FLOOR PLAN OF FARMHOUSE



TOTAL AREA: APPROX. 1841.0 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positions are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using Plotly.

PROPERTY MISREPRESENTATION ACT, 1991: 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 purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

Hinson Parry & Company for themselves and for the vendors of this property whose agents they are given notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, 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 has any authority to make or give any representation or warranty whatever in relation to this property.

**RESIDENTIAL DEVELOPMENT LAND
BEACON DAIRY FARM, DOEBANK LANE, BAR BEACON,
ALDRIDGE, WALSALL, WEST MIDLANDS, WS9 0RQ**

SUBJECT TO CONTRACT

I/We having inspected the subject property wish to tender the following sum to acquire the freehold interest with vacant possession. I/We confirm we/I have inspected the documentation in the Data Room and are in a position to proceed to contract if successful. Contracts can be exchanged within 6 weeks of 6 November 2020.

NAME

ADDRESS

TELEPHONE CONTACT

EMAIL

SOLICITORS

PROOF OF FUNDS

BOARD APPROVAL

Yes

No

(In Words)

LOT 1 £

LOT 2 £

LOT 1 & 2 £

Signed: **Date:**

To be returned either by post or delivery to:

Hinson Parry & Co.,
Diamond Way
Stone Business Park
Stone
ST15 0SD

Or by email to: penny@hinsonparry.co.uk

BY 12:00HRS ON FRIDAY 6 NOVEMBER 2020