



Silver Birches including 1 & 2 Bridge Cottages, Syerscote Lane,
Wigginton, Tamworth, Staffordshire, B79 9ER

HOWKINS &
HARRISON

Silver Birches including
1 & 2 Bridge Cottages
Syerscote Lane
Wigginton, Tamworth
Staffordshire
B79 9ER

A unique opportunity to purchase a detached bungalow and two semi-detached cottages, set in 2.6 acres in total.

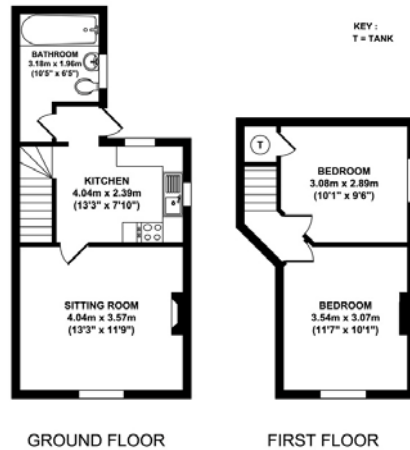
The property would suit someone looking to put their own stamp on a property.

Features

- Detached bungalow and 1.33 acres
- Pair of semi-detached cottages with rental income
- Good sized plot
- Outline PP for 9 dwellings



1 Bridge Cottages

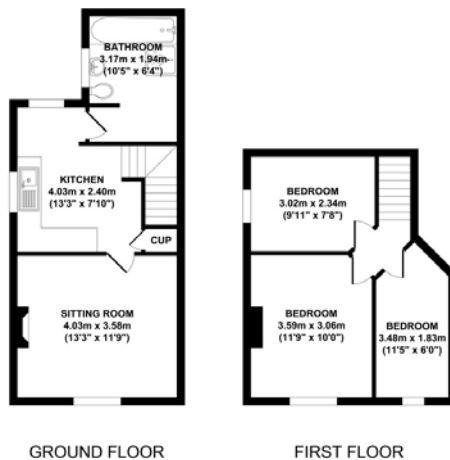


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

1 & 2 Bridge Cottages



2 Bridge Cottages



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Location

The property is situated off Syerscote Lane on the edge of Wigginton in Staffordshire. With easy access to local services and amenities in Wigginton and a more comprehensive range of services and amenities in the nearby town of Tamworth.

The property is bordered by a railway line on the eastern boundary.

Travel Distances

Tamworth - 2.5 miles
Birmingham - 23 miles
Derby - 27 miles
Tamworth train station - 2 miles

Description

The site extends in total to 2.6 acres with access off Syerscote Lane.

The private driveway leads from the road to 1 & 2 Bridge Cottage with Silver Birches to the rear.

Silver Birches is a detached 4 bedroomed bungalow in need of complete renovation, set in a large garden plot of 1.33 acres.

1 & 2 Bridge Cottage, a pair of semi-detached cottages in need of modernisation.

The cottages are currently occupied by tenants and will be sold subject to tenancy.

There is an existing outline planning permission for the demolition of the bungalow and erection of 9 dwellings.

Further information can be found on the planning portal.

Planning

Lichfield District Council 01543 308000

Outline planning permission - 25/00230/OUT . Outline application for the erection of up to 9 dwellings with all matters reserved. Silver Birches, Syerscote Lane, Wigginton, Tamworth Staffordshire, B79 9ER.

Access

The property is accessed directly off Syerscote Lane with the benefit of off-road parking.

Services

We understand that the existing properties are connected to mains water and electricity and have a septic tank for sewage.

The existing services do not have the capacity to support the proposed 9 dwellings.

Purchasers are to make their own enquiries as to connectivity for the site.

Further information can be provided by the agents.

EPC

1 Bridge Cottage F
2 Bridge Cottage F
Silver Birches E

Title, Tenure and Possession

The property is to be sold freehold with vacant possession on part.

1 & 2 Bridge Cottage are to be sold subject to the existing tenancy agreements.

1 Bridge Cottage - Assured Shorthold Tenancy.

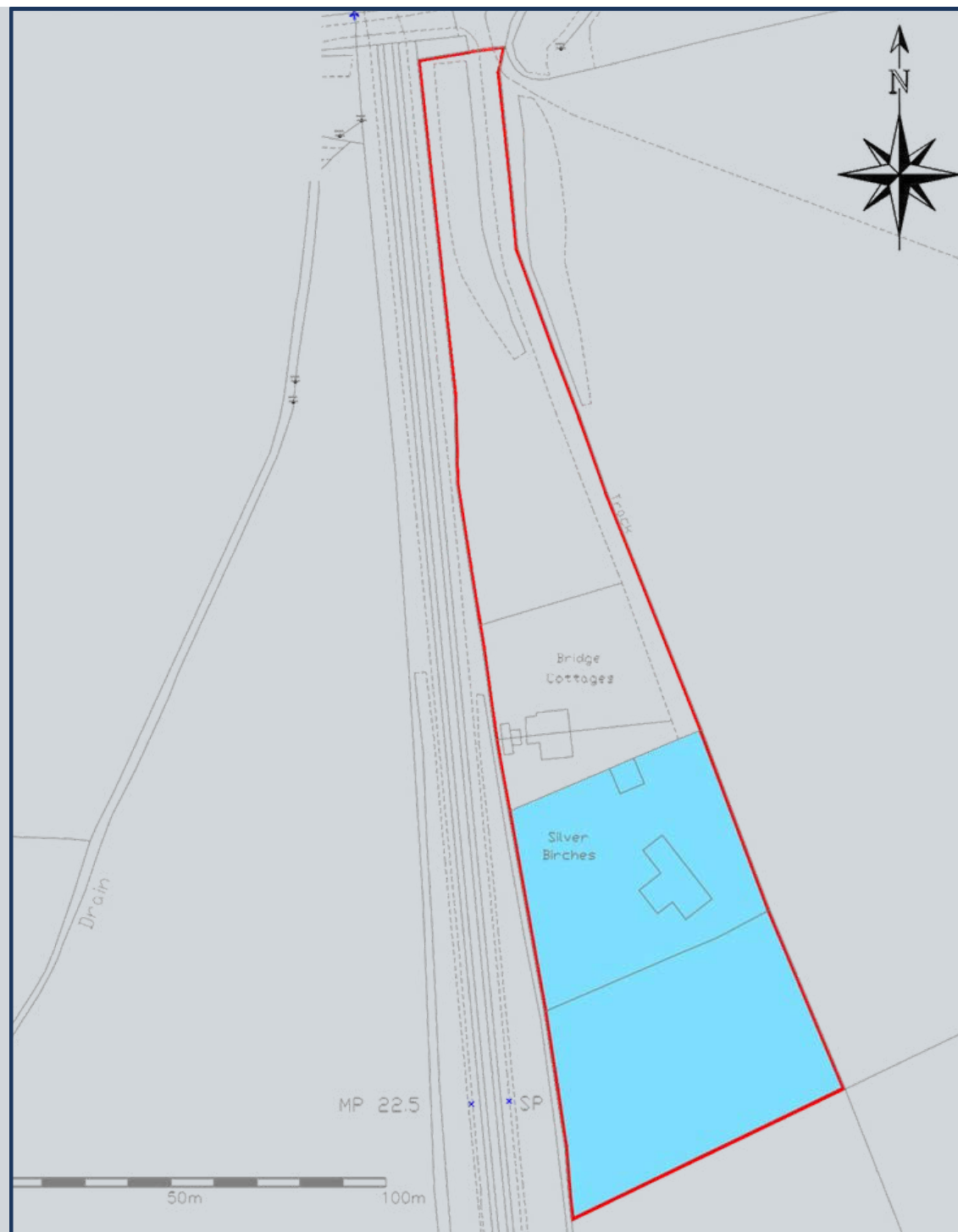
2 Bridge Cottage - Protected Agricultural Tenancy, purchasers should be aware that the tenants have a protected tenancy for life.

Please contact the agents for information.

The remainder of the property is to be sold freehold with vacant possession on completion.

The property falls under two titles: SF562873 & SF654867





Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Viewing

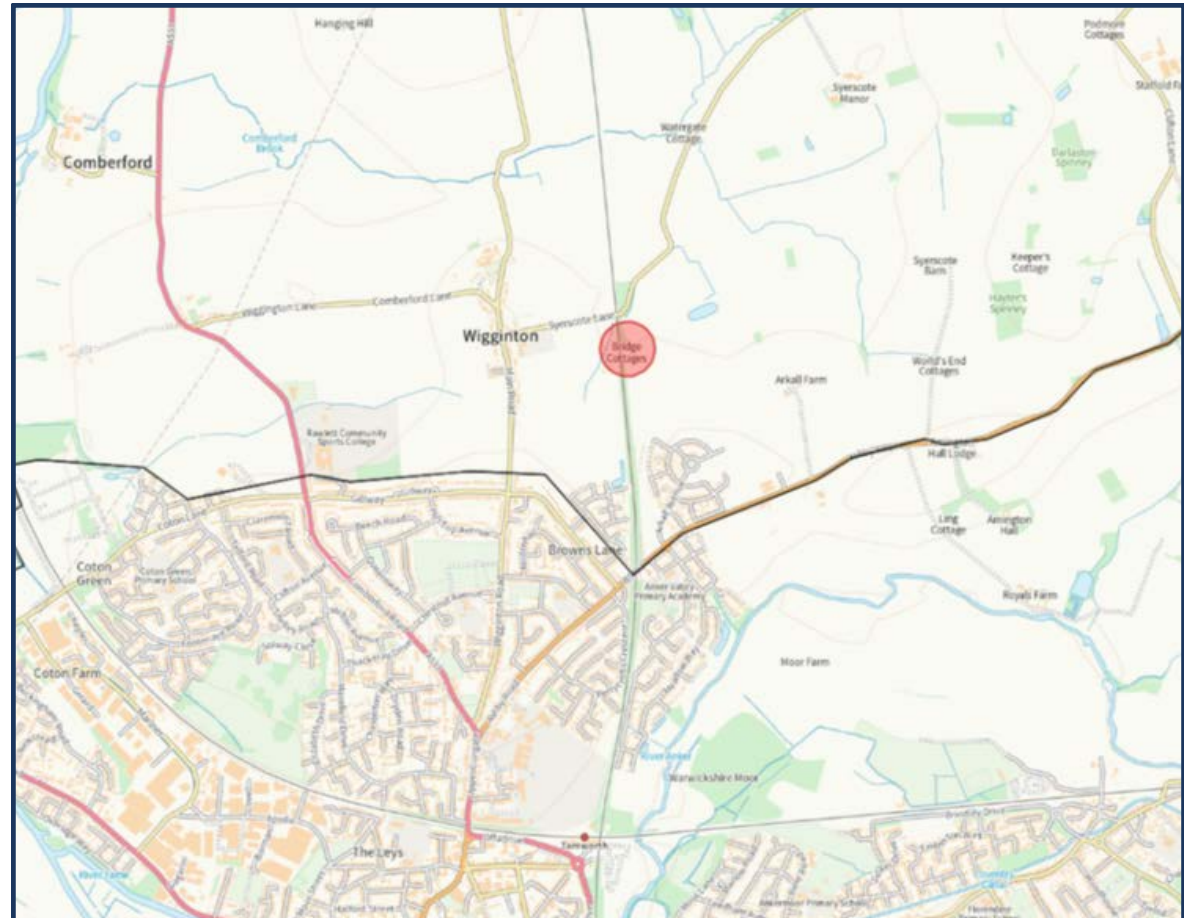
Viewings are strictly by appointment only with Anna Meynell at Howkins & Harrison. Please call direct on 01530 877 977 option 4.

Please Note: access to 1 & 2 Bridge Cottage will not be permitted on the first viewing.

Anti Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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