

Development site at Silver Birches and investment opportunity for 1 & 2 Bridge Cottages, Syerscote Lane, Wigginton, Tamworth, Staffordshire, B79 9ER

HOWKINS & HARRISON

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

A unique development opportunity comprising of land with outline planning permission for 9 dwellings (subject to the demolition of the existing bungalow) & two semi-detached cottages set in 2.6 acres.

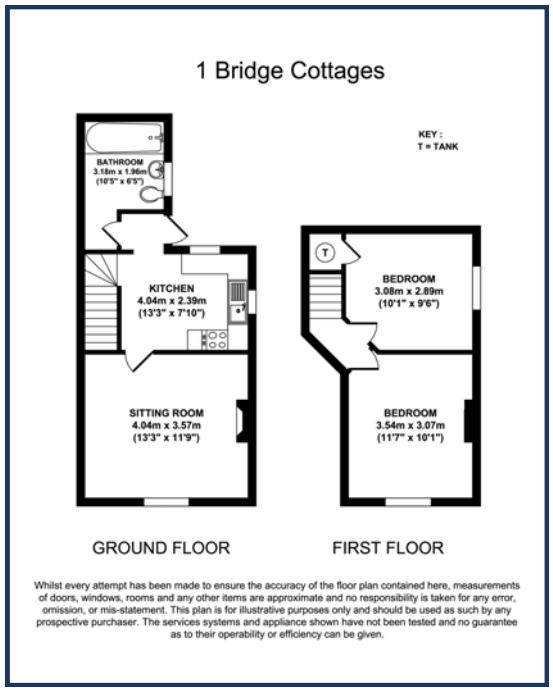
The property would also be attractive to purchasers looking for a property with a spacious garden and amenity space as the existing bungalow sits in approximately 1.33 acres.

Features

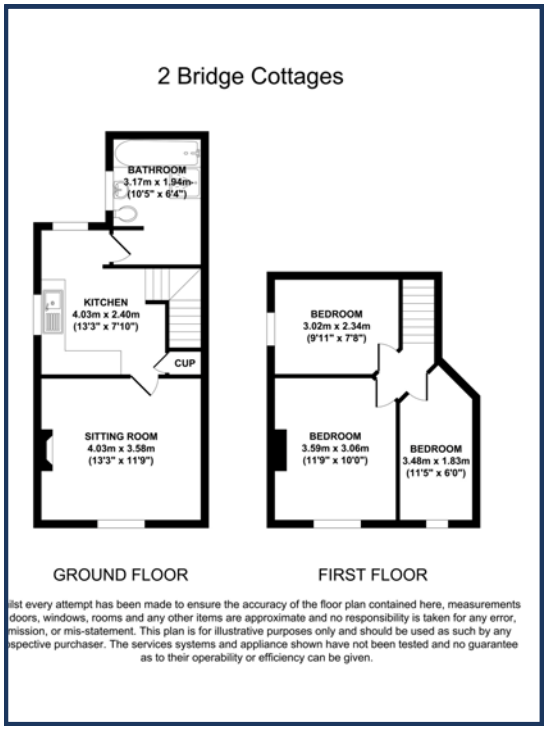
- Development opportunity
- Outline planning permission for 9 dwellings
- Good sized plot
- Investment opportunity - rental income from two cottages



Silver Birches Bungalow









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.

1& 2 Bridge Cottage
A pair of semi-detatched cottages in need of modernisation.

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

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

As per the outline planning permission, the bungalow is to be demolished to allow for the development of 9 detached dwellings.

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.

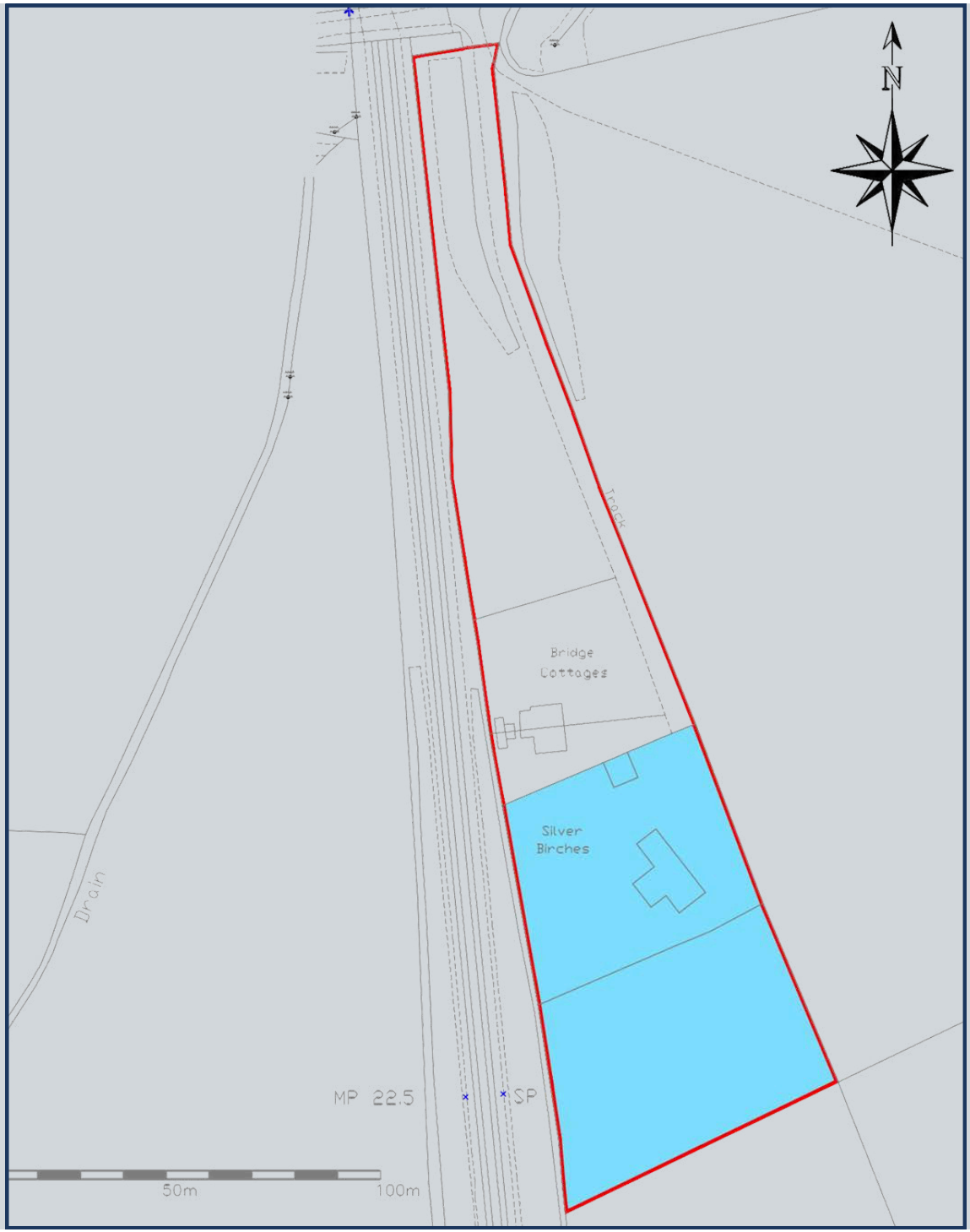
1 Bridge Cottage - Assured Shorthold Tenancy.
2 Bridge Cottage - Protected Agricultural Tenancy, purchasers should be aware that the tenants have a protected tenancy for life.

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




N
Track
Bridge
Cottages
Silver
Birches
Drain
MP 22.5
SP
50m
100m

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

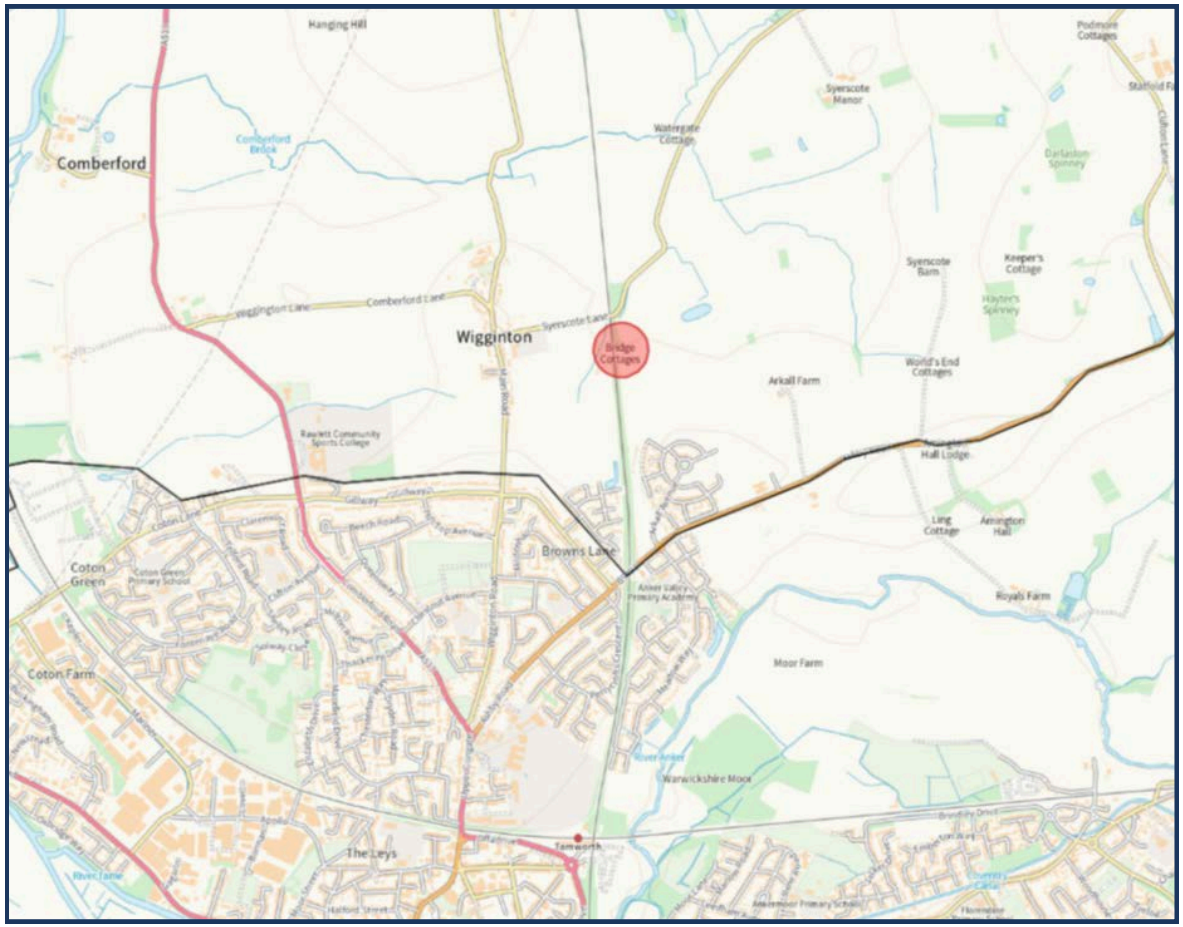
Viewings are strictly by appointment only with Anna Meynell or Harry Bill at Howkins & Harrison. Please call direct on 01530 877 977 option 4.

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.

CONTACT US

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