



Land South of Bridle Lane,
Streetly

**Land South of Bridle Lane,
Streetly, Sutton Coldfield, West Midlands,
B74 2DX**



21.35ac

Offers in Excess of £640,000

Description:

21.35 acres (8.64 ha) of land available in two fields of 10.61 (4.29 ha) acres and 10.74 acres (4.35 ha). The land is met by a mature hedge to all sides with a good hedge along the middle to divide the two parcels. There is a dropped kerb and overgrown gateway off Aldridge Road and a single gateway into the eastern field off Bridle Lane. A former gateway off Bridle Lane into the western field has been fenced up for security purposes.

The land is grade 3 under the MAFF Agricultural Land Classification Scheme and the land is not in an area where flooding is likely to occur. The land offers potential to be utilised for agricultural arable or grazing purposes or a potential development opportunity (subject to the necessary consents).

Location:

Streetly is conveniently located within a short distance of many larger towns and cities in the West Midlands. Streetly boasts close proximity to the road and rail network whilst still being semi-rural. It is some 7 miles north of Birmingham City centre, 4 miles from the Town of Sutton Coldfield, 5 miles east of Walsall and 9 miles south of Lichfield. Streetly is a short distance from the national nature reserve of Sutton Park, which spans over 2,400 acres and offers multiple footpaths and bridleways to enjoy. The land occupies an elevated position with frontage onto both Aldridge Road and Bridle Lane, with far reaching views to the south.

What3words : ///drove.dwell.vague



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Directions:

From the A5 West, at the A5 Rising Sun Island at Brownhills, take the A452 Chester Road to Shire Oak crossroads. From the A5 East, at Muckley Corner, take the A461 Walsall Rd leading to the Lichfield Road to Shire Oak crossroads. Proceed on the A452 Chester Road to Streetly. Turn Right onto the B4151 Foley Road W. At the Foley Arms roundabout, turn south onto the Aldridge Road for 0.75 miles, turn right onto Bridle Lane and the entrance gateway can be seen on the left-hand side and can be identified by a Bagshaws 'For Sale' board.

Tenure and Possession:

There is an uplift clawback of 35% of any increase in value resulting from planning consent for any non- agricultural or equestrian development for a period of 30 years. There is an additional restrictive covenant in place. The property is to be sold subject to a short term Farm Business Tenancy until 28/03/2026.

Town & Country Planning

The land is designated Green Belt in the Walsall Metropolitan Borough Council local plan. It is also within the Great Barr Conservation Area. The land formed part of the original Columbia Park development proposal for residential development including neighbouring land running to the Queslett Road, however was removed from later promotion of the site in the draft Black Country Plan (which is no longer proceeding).

Sporting and Timber Rights:

It is believed that all sporting rights are included, but mineral rights are reserved from the property.

Viewing:

The land may be viewed during normal daylight hours when in possession of a copy of these particulars.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves or easements whether mentioned in these particulars or not.

Method of Sale:

The land is for sale by private treaty.

Vendor's Solicitors:

Mill and Reeve (Paula Mostari)

Botanic House, 100 Hills Road, Cambridge, CB2 1PH

Local Authority:

Walsall Metropolitan Borough Council Civic Centre, Darwall Street, Walsall, WS1 1TP

Services:

We are not aware of any mains service connections to the land. Purchasers must make their own enquiries in relation to the availability and suitability of all services.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Money Laundering Regulations 2012

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering regulations 2017, proof of identification and proof of residence.





Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T : 01335342201

E : Ashbourne@bagshaws.com

www.bagshaws.com

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