

Subject to Contract

Land at Tamworth Road/Rush Lane,

Tamworth, B77 1QL



Site Boundary Indicative Purposes Only

Key Highlights

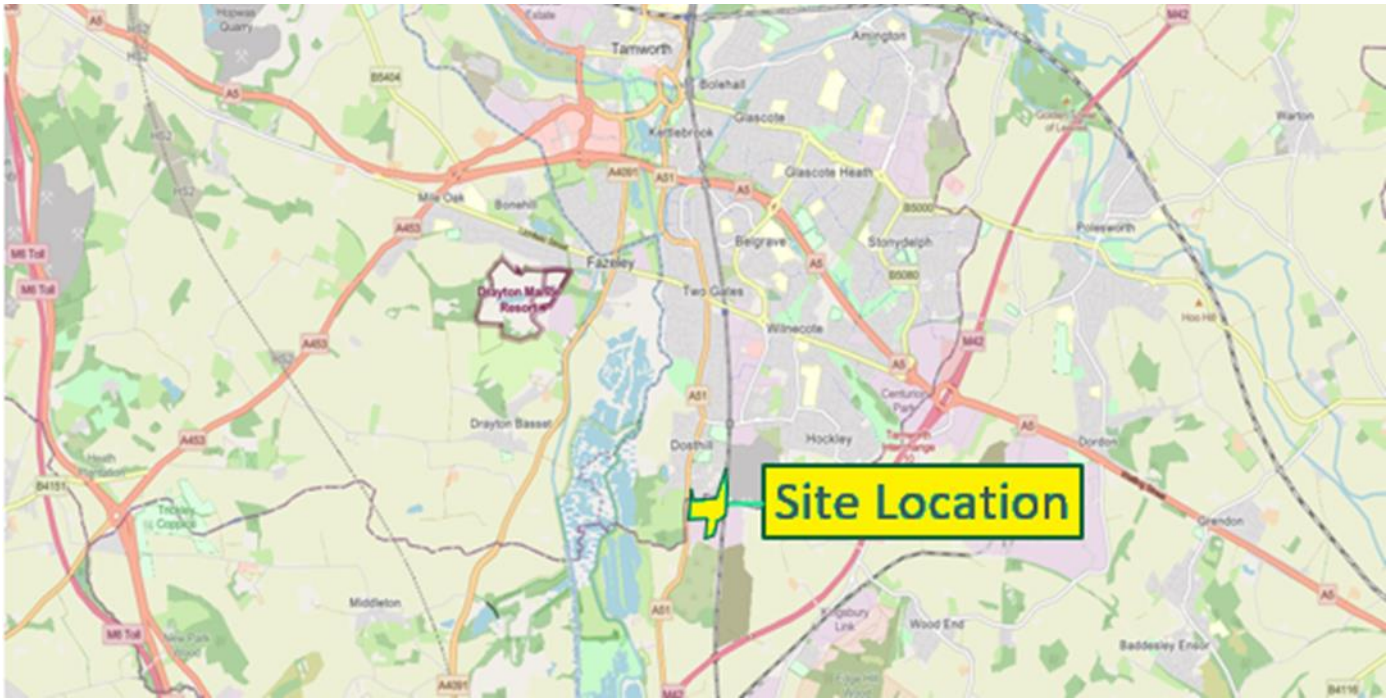
- B2/B8/E (g)(II)(III) Development Opportunity
For Sale by way of Informal Tender
- Total site area: Approximately 19.48 acres
(7.88 Hectares)
- Offers invited on a Unconditional basis
- Planning recently granted for 22,000 sq m (GEA) of
B2/B8/E (g) (II) (III)

SAVILLS BIRMINGHAM
55 Colmore Road

[savills.co.uk](https://www.savills.co.uk)

Birmingham, B3 2AA

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Description

A strategic development opportunity situated on the southern fringe of Tamworth.

The site comprises a parcel of land equating to 19.48 acres (7.88 hectares) of land lying to the south of the main built up area of Tamworth.

The site is bounded by a residential estate to the north, Rush lane to the East and South and the Tamworth Road and Hunnebeck to the south West and West.

The site comprises a former landfill and mineral extraction site that has been backfilled and has remained unused since then.

Location

The site is located south of Dosthill village, Tamworth, accessed off the A51 Tamworth Road, approximately 3 miles south west of J10 M42. The north east boundary abuts the Derby to Birmingham train route and Tamworth town centre is approximately 2.5 miles north.

The site is sustainably located with easy access to local facilities, public transport links, employment areas, primary schools, a supermarket and the public rights of way network.

Data Room

A full data room with topographic survey, SI and planning information is available on request.

Planning

REF North Warwickshire PAP/2023/0188 has recently been granted for development comprising 22,000 sq m (GEA) for flexible use class E(g)(II), Eg(III), B2 and/or B8 with associated car parking and work.

We advise that purchasers should investigate these matters to their own satisfaction.



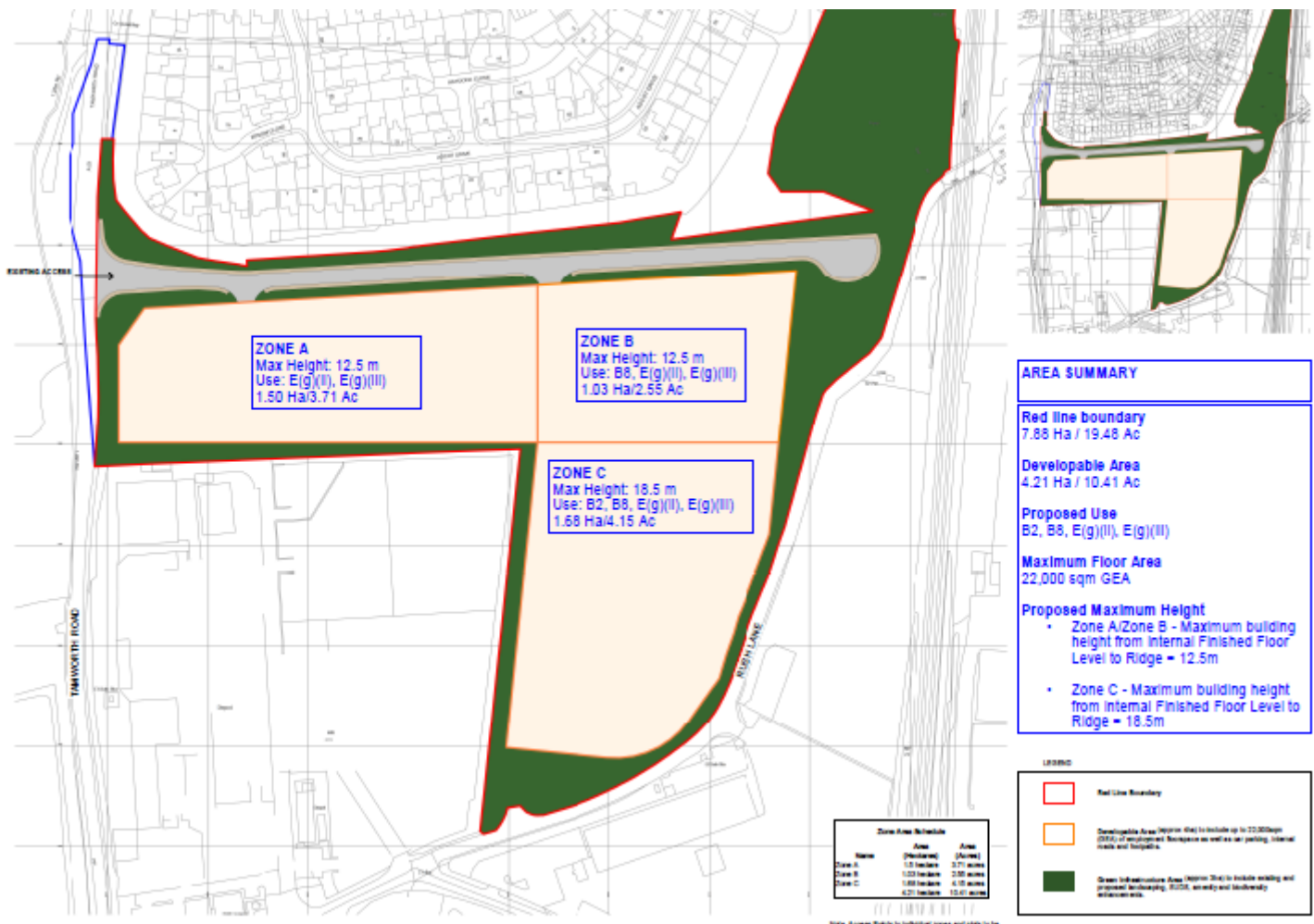
CGIs for indicative Purpose only

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Services

Interested parties are advised to make their own enquiries of the utilities companies in respect of the service provision to the site.

Tenure

The freehold of the site is available with vacant possession granted upon completion.

VAT

The site is elected for VAT.

Viewings

Viewings are strictly by appointment only and arranged through Savills or sole joint agent CBRE.

Offers

We are instructed to dispose of the site via Informal Tender.

Offers are sought for the site on either an unconditional basis.

Please provide the following information in each instance:

Unconditional Sale

- Solicitor Details
- Proof of Funds
- Timescales for Completion

Offers are to be submitted to Savills or CBRE at the following address:

Savills (UK) Ltd
55 Colmore Row
Birmingham, B3 2AA

FAO Christian Smith MRICS
christian.smith@savills.com

FAO Ben Wisher MRICS
ben.wisher@cbre.com

FAO Dan Rudd MRICS
daniel.rudd@savills.com

Please note our client is under no obligation to accept the highest or any offer made.

CONTACTS

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