

FOR SALE

9 ACRES OF WOODLAND ELMDON, SOLIHULL WEST MIDLANDS



- FOR SALE BY PRIVATE TREATY



PARTICULARS OF SALE

LOCATION

The woodland is located in Elmdon on the west edge of Solihull. Parts of Elmdon Park lie to the east and south and Sheldon abuts the western boundary. The A45 Coventry Road runs along the northern edge. Current access is off Goodway Road.

DESCRIPTION

The land comprises just over 9 acres of mostly relatively young oak and Hawthorn woodland with a few scattered pools. The woodland has not been actively managed and there is an opportunity to do this. Woodland arrangement grants through the Forestry Commission may be available.





TENURE AND POSSESSION

The property is for sale freehold, with the benefit of vacant possession upon completion. Development uplift will apply (see below).

METHOD OF SALE

The land is for sale by Private Treaty.

GUIDE PRICE

£275,000 (£30,555 per acre)

MINERALS, SPORTING RIGHTS AND TIMBER

The sporting rights, minerals and timber are included in the sale where they are owned by the vendor.

PLANNING

The area is administered by Solihull Metropolitan Borough Council and is within the Solihull Green Belt.

DEVELOPMENT UPLIFT

In the event of the land receiving planning consent for use other than agriculture or horse stabling or grazing, the purchaser will be obliged to pay to the vendor 25% of the uplift in value over a period of 30 years, being the difference between the value with consent and the cost of acquisition. Also, any bio-diversity offset capital payments or Carbon Credits subsequently received will be subject to the same “clawback”.



OUTGOINGS AND SERVICES

There are no drainage rates or other outgoings of which we are aware, and no services to the land.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights. Prospective purchasers' should inspect the land.

PLAN AND AREAS

These have been prepared as carefully as possible and are based on Ordnance Survey plans. Nevertheless, the plans are for illustrative purposes only and, although they are believed to be correct, their accuracy is not guaranteed. The boundary against Elmdon Park is not fenced.

VIEWING

This can take place at any time.

VAT

There will be no VAT on the sale.

LOCAL AUTHORITY

Solihull Metropolitan Borough Council
Council House
Solihull
West Midlands
B91 3QT
Tel: 0121 704 6000

VENDORS SOLE AGENT

Viewing is by arrangement with the sole Agent:-

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IMPORTANT NOTICE

Barlow Associates for themselves for the Owners of this property whose Agents they are give notice that:-

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- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Purchasers should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
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HM Land Registry
Official copy of
title plan

Title number **MM130174**
Ordnance Survey map reference **SP1683NW**
Scale **1:2500**
Administrative area **West Midlands :**
Solihull



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