

**BY DIRECTION OF THE FREEHOLDER FOR SALE FREEHOLD WITH
VACANT POSSESSION**

**A SMALL PARCEL OF LAND FRONTING TO
AND KNOWN AS**

**120 HURLEY COMMON
HURLEY
ATHERSTONE
CV9 2LR**

54ft ROAD FRONTAGE

TOTAL AREA 0.262 ACRES (0.11 HECTARES) OR THEREABOUTS

**PART OF AN ESTABLISHED PREDOMINANTLY
RESIDENTIAL LINEAL DEVELOPMENT**

**TAMWORTH, AATHERSTONE & COLESHILL ALL WITHIN
EASY ACCESS**

**JUNCTION 10 M42/A5 AND JUNCTION 9 M42/M6T/A446
BOTH WITHIN 10 MINS DRIVE**

CITY OF BIRMINGHAM 20 MINS IN CLEAR TRAFFIC

OFFERS OVER £30,000

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

DESCRIPTION

An unusual and rare opportunity is offered by this parcel of land having a substantial 54ft frontage to the public highway within the hamlet of Hurley Common immediately to the north of and within walking distance of Hurley village.

The land is contained within an established and predominantly residential lineal development and the vendors consider it to have much potential.

This pleasant rural location is within fifteen minutes drive of the nearby towns of Tamworth, Atherstone and Coleshill and motorway links making the City of Birmingham readily commutable and within twenty minutes drive in clear traffic.

The land is currently lying fallow and is somewhat overgrown but we are informed by the vendors was last used as garden land. It adjoins existing residential development to the north and the Anchor Inn public house to the south but overlooks open countryside to the east (rear) and to the fore (west). The land does not have a planning permission for development. The land will be subject to a covenant which will be capable of being extinguished in the event that a planning permission for residential development is obtained and that a further payment to the vendor has been made as a consideration equivalent to 50% of the uplift in value created by any planning permission granted after allowance the costs of obtaining same.

SERVICES

Interested parties should make their own enquiries as to the availability of suitable services as may be required in the Hurley Common frontage.

GENERAL INFORMATION

- | | |
|------------|--|
| 1. VENDOR | Mr. Ben Brown |
| 2. VIEWING | By attendance at the site or please enquire of the agents.
Tel: 01827 61144 |

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find a suitable property you wish to occupy you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural effects and would advise any interested parties to obtain a surveyor's report before committing themselves to a transaction. We have not checked whether any items of equipment with the property (such as heating systems) are in working order and would advise these are checked.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the owner, landlord or assignor what items (for example fixtures and fittings) will be included in a transaction.

In addition to the above, please read the printed additional guidance on the bottom of the front page.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

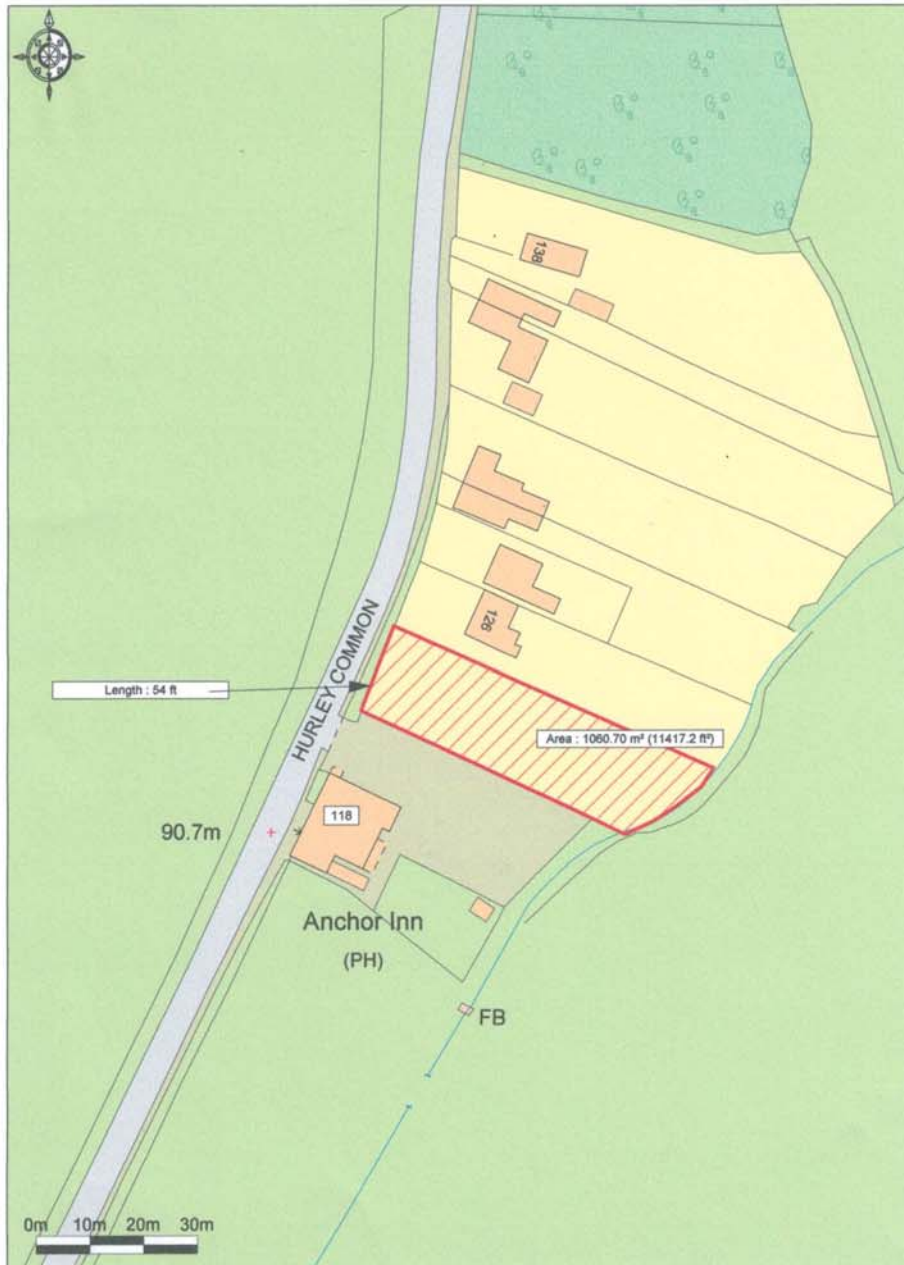
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk

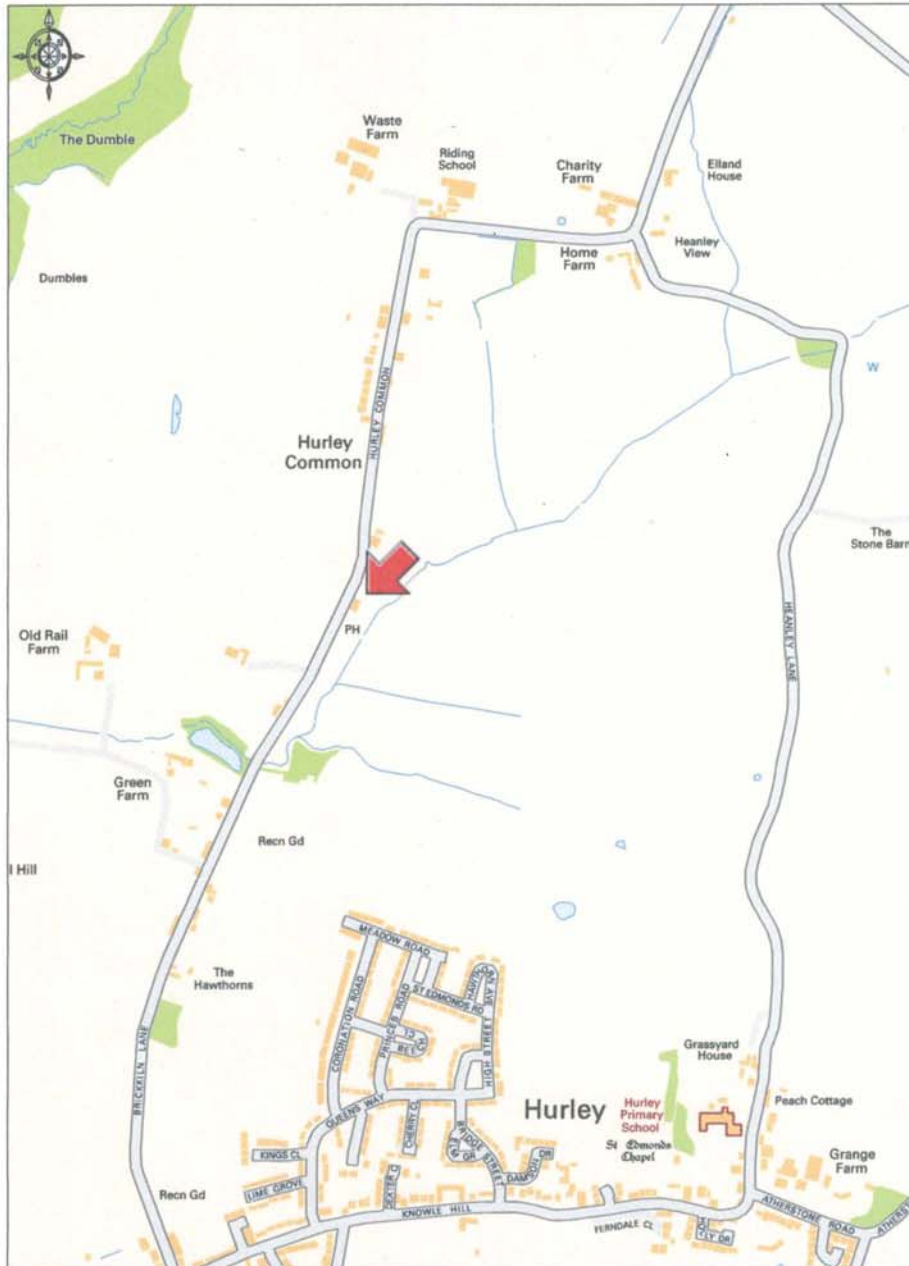
land known as 120 Hurley Common, Atherstone CV9 2LR



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land known as 120 Hurley Common, Atherstone CV9 2LR
Location

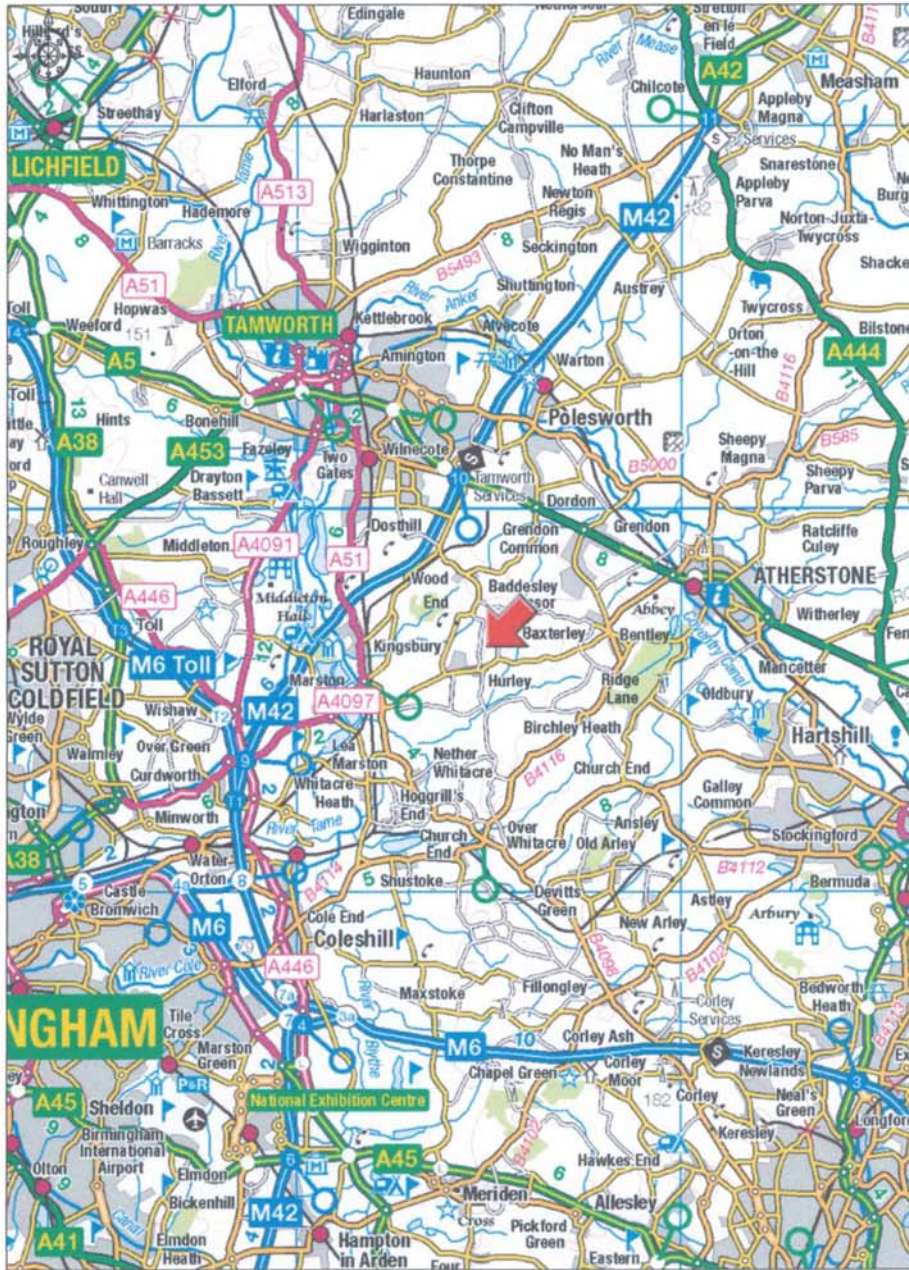


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land known as 120 Hurley Common, Atherstone CV9 2LR
Regional location



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