

R23026

FOR SALE BY PRIVATE TREATY
BY DIRECTION OF RESTFUL HOMES (AMINGTON) LIMITED

A RARE OPPORTUNITY

**A PROMINENTLY POSITIONED
INDUSTRIAL OR COMMERCIAL
DEVELOPMENT SITE
HAVING AN AREA OF
1.14 ACRES (0.4616 HECTARES)
IN TOTAL OR THEREABOUTS**



ACCESSED FROM
AMBER CLOSE
AMINGTON TAMWORTH

A SELF CONTAINED ENCLOSABLE SITE

**INFORMAL PLANNING GUIDANCE FOR
OFFICE OR INDUSTRIAL BUILDINGS**

**EDGE OF TOWN LOCATION NEAR TO GOLF COURSE
M42/A5 JUNCTION 10 WITHIN 5 MINUTES DRIVE**

OFFERS INVITED

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.
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DESCRIPTION

A regularly shaped parcel of development land currently landscaped and shown on the appended plan.

In the opinion of the vendors this is a location suitable for either office or industrial development as this is a modern well planned business location and examples of both are well established nearby.

The site is accessed from a gated entrance leading from Amber Close and is capable of easy enclosure allowing optimum security to be produced.

The site benefits from a prominent frontage to Sandy Way the main distributor road within this established business area and is readily visible from both directions.

LOCATION

The site is situated on the eastern outskirts of the Borough of Tamworth in near proximity to Tamworth golf course and Junction 10 of the M42 (the intersection with the A5) is approximately 5 minutes drive to the south via Pennine Way. The City of Birmingham, Birmingham International Airport and the National Exhibition Centre and the M6 are all within 30 minutes drive via the M42 to the south.

Nottingham East Midlands Airport and the M1 are within 30 minutes drive via the M42 to the north.

Access to the M6T is within 15 minutes drive to the east via the A5.

The amenities of Tamworth town centre are approximately 5 minutes drive in clear traffic.

This is an established but modern area of officing, production and warehousing facilities.

GROUND CONDITIONS AND SERVICES

The vendors do have a formal ground test available and a copy is available upon request. The vendors have no knowledge of any adverse ground conditions within the site. Nevertheless it is acknowledged and understood that prospective purchasers may wish to obtain their own information and upon application access to the site for appropriate test bores will be granted either prior to or after exchange of contracts. Alternatively the vendors will consider an exchange of contracts conditional upon the results of such an investigation.

Mains electricity, water, drainage and gas are known to be present in Amber Close but the vendors nor their agents have made any formal investigation as to formal connections or available capacities for this site and potential purchasers are advised to make their own detailed investigations prior to commitment.

Prospective purchasers will obtain information upon ground conditions and service availability at their own cost and risk.

PLANNING

The vendors are of the opinion that the site has established Use Class B2 by means of a planning permission (reference T16923) granted on the 28 April 1988 for the adjacent premises occupied by Mormet Aluminium Limited

Informal investigations with the local Planning Authority the Borough of Tamworth suggest that Use Class B1 including two storey offices would be considered acceptable to the site. A copy of a letter dated the 3 June 2004 from that Planning Authority is appended hereto.

The vendors advise us that they have held verbal consultations with the Borough of Tamworth Planning Department who indicate that there is no objection in principle to the development of a two storey office facility circa 20,000 sq. ft. net upon the site. Furthermore they have been advised that there would be no need for an outline application and an application straight to detail would be practical.

TENURE

The site is offered freehold with vacant possession upon completion.

Please note that the access driveway shaded brown on the appended site plan is subject to a right of vehicular and pedestrian access for the adjacent production facility occupied by Mormet Aluminium Limited.

The purchaser will contract to be obligated to fence the boundary between this access roadway and the site of Mormet Aluminium Limited with an appropriate 2 metre high screen/security fence, the design of which should be pre-agreed with the vendors who will liaise with Mormet Aluminium Limited.

VIEWING

By appoint via the agents as the site is gated and fenced and not accessible outside normal working hours.

PROPOSAL


Would you please make offers to the offices of the agents and advise within that offer as to the availability of funding for the purchase and any conditions upon which it is required that completion of the purchase be subject to.

The vendors recognise that completion of a transaction at an optimum offer may necessitate a contract being exchanged with that completion conditional upon the grant of a reasonable detailed planning permission.

Please note that the vendors do not undertake to accept any or the highest offer received. Offers and enquiries should be addressed to Richard D. Calder BSc. FRICS Principal of Calders Chartered Surveyors.

Site off Amber Close, Amington, Tamworth.



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Site off Amber Close, Amington, Tamworth.Location



Ordnance Survey

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Site off Amber Close, Amington, Tamworth. Regional location



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