

FOR SALE



**CUSHMAN &
WAKEFIELD**

**Residential Development Site at Pumphouse
Lane, Webheath, Redditch, B97 5WR**



Opportunity to Acquire Residential Development Site Circa 0.24 Acres (0.09 Hectares).

- Land for sale in a residential neighbourhood, situated by two new-build residential developments known as Malvern View and Milward Gardens.
- Attractive development site located within a village setting, situated 3 miles east of Redditch.
- **Offer Deadline 12 Noon Tuesday 2nd April 2024.**





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Location

The site occupies an attractive location on the edge of the semi-rural village of Webheath. The site is bound by Pumphouse Lane to the North and existing estate housing in East, West and South, with two new-build residential developments located adjacent to the site.

The site benefits from a direct frontage onto Pumphouse Lane.

Redditch town centre is only three miles away, which contains a great range of quality amenity, including popular shops and restaurants. Birmingham city centre is located 17 miles northeast and Worcester 17 miles southwest.

Description

The site boundary is rectangular in shape and extends to approximately 0.24 acres, with a three bedroom dwelling located in the centre of the plot. The estimated GIA of the dwelling is 1,200sqft.

In addition to the three bed dwelling, there is a single storey outbuilding, estimated to be in the region of 600sqft.

It should however be noted that the buildings on site are in very poor condition and would therefore require significant refurbishment to make them habitable.

There is currently no connection to a foul drainage system. It is unknown if there is an existing electrical connection to the site.

It is understood that that the property was previously accessed via the land to the south east, however, this has since been developed. As such, there is now no physical or legal access to Holborne Farm from the south east, and so access would need to be created from Pumphouse Lane onto the site.

Planning

Purchasers are advised to make any further enquiries regarding planning direct to Redditch Borough Council.

Tender Process

Offers by way of informal tender are invited for our Clients freehold interest with vacant possession. Further information on the tender process is available from Cushman & Wakefield.

Offer Deadline 12 Noon Tuesday 2nd April 2024.

Legal

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

It is anticipated that any additional square footage or additional dwelling(s) built on the property will attract an overage payment. The overage will be in perpetuity.

Viewing

Access to the site is strictly by appointment with the agent. The site can be viewed from the adjoining public highways.

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