

GODFREY-PAYTON
CHARTERED SURVEYORS

Land at London Road, Canwell, Sutton Coldfield

Guide Price: £125,000

Land at London Road, Canwell, Sutton Coldfield, B75 5SH

An opportunity to acquire a parcel of land extending to approximately 1.70 acres, occupying a prominent position between the A38 and London Road.

- Approximately 1.70 acres
- Pasture/grazing land
- Direct road access
- Positioned between the A38 and London Road
- Potential for a variety of uses, subject to planning
- Mature hedgerow and native tree boundaries

Summary

The land is offered with vacant possession. However, it has historically been used as pastureland, with the parcel having been occupied for grazing purposes for a number of years. The boundaries are predominantly defined by mature hedgerows and native trees, together with post and rail fencing. The land offers natural screening and established vegetation, despite its strategic position between two major roads. There are no mains services connected to the land, so far as the vendor is aware.

Uses

The site may offer potential for a range of alternative uses, subject to the necessary planning permissions, consents and approvals. Interested parties are advised to make their own enquiries with the relevant Local Planning Authority regarding the suitability of the land for their proposed use. The land presents an interesting opportunity for purchasers seeking a parcel of land with future potential, subject to planning, in an accessible and prominent location.

Location

Canwell is known for its picturesque surroundings and friendly community, making it an ideal place for families and individuals alike. The area boasts excellent transport links, ensuring that the vibrant city of Birmingham is just a short journey away, while also providing easy access to the beautiful countryside.

General Information

Please note, these sales particuars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibiity of omissions and/or errors.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters affecting the legal title.

Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

Godfrey-Payton reccomends all interested parties to seek validation of the above information with their solicitor / surveyor before comitting to purchasing the property.

Godfrey Payton Chartered Surveyors
Warwick | Market Harborough | Coventry

25 High Street, Warwick, CV34 4BB
Tel: 01926 492511
Email: warwick@godfrey-payton.co.uk
www.godfrey-payton.co.uk

The Property Ombudsman

RICS® Regulated by RICS





