



John
Shepherd

LAND & NEW HOMES

LAND OPPORTUNITY AT TANWORTH LANE, B90 4DD

Offers Over £900,000



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

INTRODUCING TANWORTH LANE, B90

****JOHN SHEPHERD LAND AND NEW HOMES****

TOTAL PLOT SIZE 0.407 ACRES

A fantastic development opportunity with FULL PP granted for 8 generously sized apartments within a commuter hotspot!



AN INTRODUCTION

*A gem in a commuter hotspot! *

A fantastic opportunity to rebuild on the local area, the demolition of the existing bungalow will see 8 NEW generously sized apartments perfect for a variety of buyers, with FULL PP granted!

The planning application number is:

PL/2021/02465/PPFL

This can be viewed on the Solihull Metro Brough Council.

The proposed Development:

Plot No	Beds	Sqft	Marketing Price	£ per sqft
1	2	1168	£370,000.00	£316.78
2	1	766	£240,000.00	£313.32
3	1	742	£235,000.00	£316.71
4	2	1168	£365,000.00	£312.50
5	1	766	£250,000.00	£326.37
6	1	742	£235,000.00	£316.71
7	2	940	£315,000.00	£335.11
8	2	1112	£355,000.00	£319.24
			£2,365,000.00	£319.59

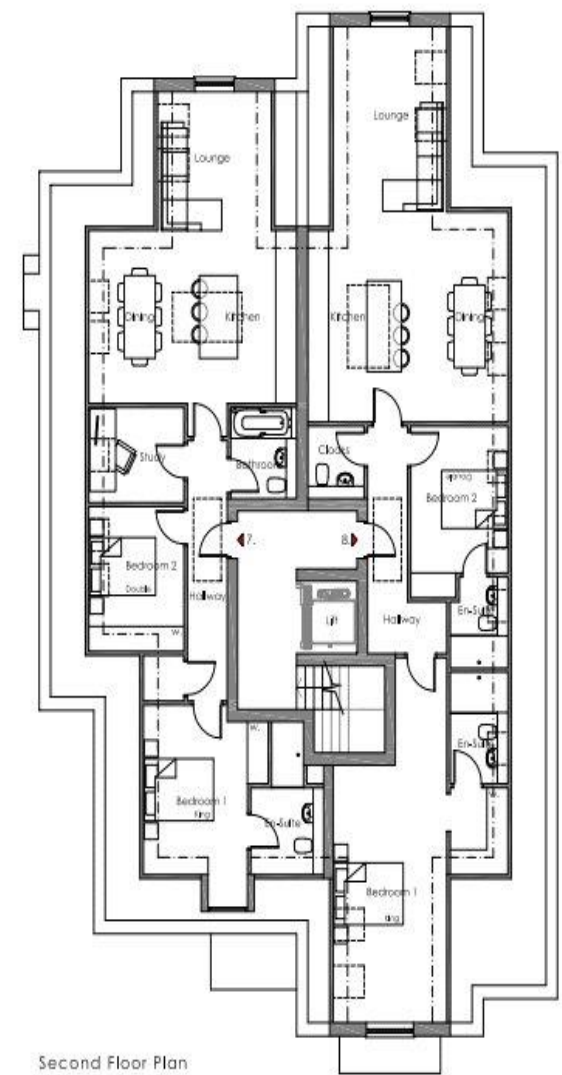
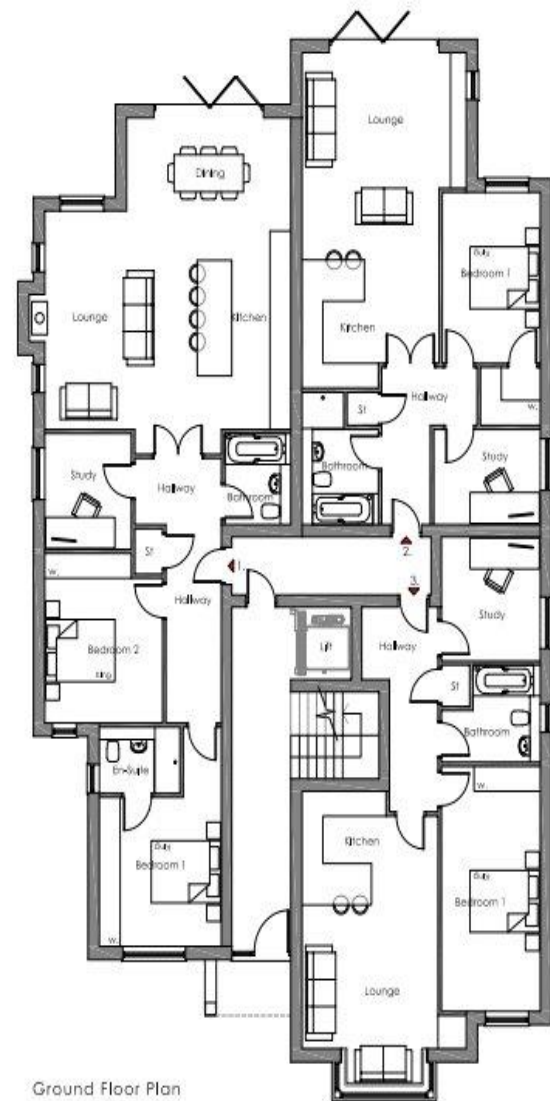
Externals: The demolition involves the current bungalow.

Tenure: We understand that the Subject Site will be FREEHOLD

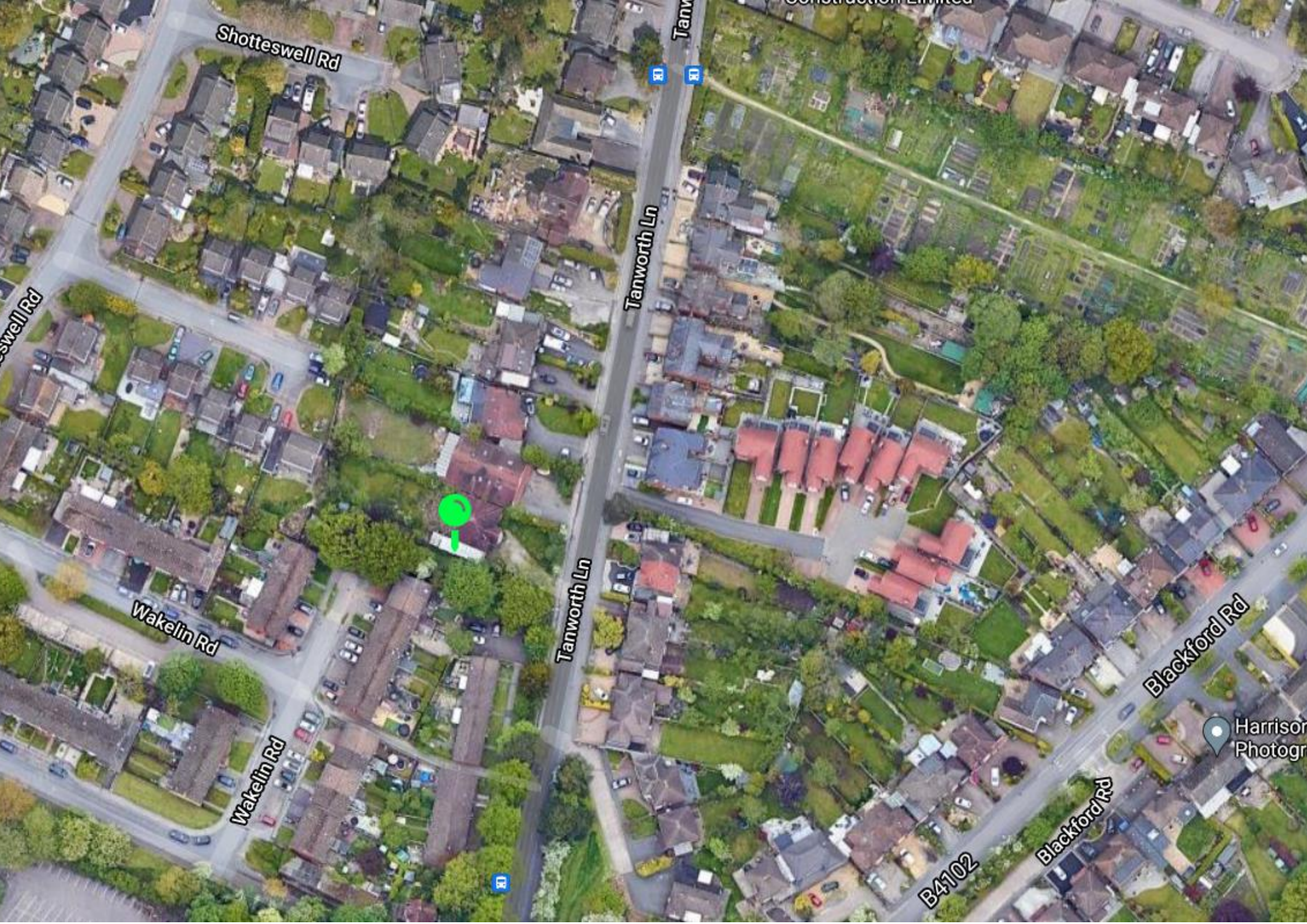
Local Authority Enquiries: All enquiries to – SMBC

Viewing: Strictly by Appointment Only





FLOORPLANS



Shotteswell Rd

swell Rd

Wakelin Rd

Wakelin Rd

Tanworth Ln

Tanworth Ln

Tanworth Ln

Blackford Rd

Blackford Rd

B4102



Harrison
Photogr



The small print...

An intro fee is payable upon exchange

The site is available for viewings, we would ask you to be mindful of our Safety on Site paragraph below. To arrange an inspection or obtain further information in respect of the development land, contact the Land & New Homes team at John Shepherd Estate Agents: newhomes@johnshepherd.com 01564 786644 6/8 Drury Lane Solihull B91 3BD *An intro fee is applicable on this transaction, paid on exchange*

Safety on Site: Any prospective purchaser viewing the site should be especially careful and vigilant when making their inspection of the land/ buildings for their own personal safety. The ground may be uneven and may contain debris/ foliage, furthermore the site is located near to existing dwellings so will have vehicular access at all times throughout the day and night. Interested viewers must take care, and therefore, no children or pets to be allowed onto the premises. Neither the vendors nor their agents (Joint/ Sole or Multi) accept any responsibility or liability for personal injury caused to individuals or any third party whilst on the premises. **Tenure:** The property is Freehold with vacant possession upon completion of the purchase. **Agents Note:** Purchasers should make their own investigations as to the workings of the relevant items.

Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity.

To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, John Shepherd is pleased to offer the following: - Free Valuation: Please contact the office on 01564 786644 to arrange an appointment. Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 703 1850. Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice, therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com
Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award-winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment. John Shepherd, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd and any person in his employment, has an authority to make or





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