

Land at Coley Lane, Little Haywood, Staffordshire, ST18 0FW



Residential Development Opportunity

Approximately 1.0 hectare (2.47 Acres) with outline planning permission for up to 20 dwellings

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Overview

Hawksmoor are instructed by St. Modwen, the UK's leading regeneration specialist, to offer this high quality, select development opportunity for sale. The site benefits from an outline planning permission for residential development of up to 20 dwellings, with all matters reserved for subsequent approval except for access.

Description

The site extends to 1.0 ha and is located to the west of Coley Lane which is to the north of the village of Little Haywood, within the Borough of Stafford. The site is also centrally positioned between the adjoining villages of Colwich and Great Haywood.

The site has previously been in agricultural use as grazing land. The northern boundary of the site is heavily screened by vegetation which acts as a visual buffer between the site and the A51 which lies in a deep cutting. A footpath passes along the northern edge of the site although screened from the site by planting. The western boundary also has a mature tree line which acts as a field boundary.

The southern and eastern boundaries adjoin the existing residential properties on Coley Lane and Billington Avenue. Existing development in the immediate locality consists of predominantly two storey family dwellings.

Within the site, the land falls from the north down to its low point on the southern boundary. The contours allow long distance views towards Cannock Chase, an Area of Outstanding Natural Beauty.

Location and Local Amenities

Together with adjoining villages, Great Haywood and Colwich, there is a range of community facilities including a primary school, GP surgery, pharmacy, dentist and local shops. The site also has easy access to the public transport network with several bus stops located on Main Street, within walking distance (800m) from the site. The site is also well placed in relation to existing public rights of way and footpaths into and out of Little Haywood.

The local area supports a large amount of outdoor recreational activities with Cannock Chase (within 2km of the site), popular with walkers, runners, horse riders and cyclists.

Stafford is located 8 miles to the west of the site and is the main town in the Borough offering a wide range of shops and amenities including retail parks, and a new shopping centre and cinema in the final stages of development. Stafford also benefits from excellent motorway and train connectivity to national destinations.

Planning Permission

The site benefits from an outline planning permission granted by Stafford Borough Council for residential development of up to 20 dwellings, with all matters reserved for subsequent approval except access from Coley Lane. The decision (ref: 13/19631/OUT) is subject to a Section 106 Agreement and all pre-commencement conditions have been discharged.

A new outline planning application was submitted in May 2016 (ref: 16/24235/OUT). This application is the same proposal as the 2014 approval and has been re-submitted to extend the planning permission which is due to expire. The new permission will be subject to a S106 Agreement as per the existing arrangements in the approved outline permission.

Two illustrative masterplans were included with the submissions, these demonstrate how a layout for 14 dwellings and 20 dwellings (including affordable housing) can be accommodated within the site.

S106 Agreement

The existing arrangements include for 30% of the total number of dwellings (if 12 or more) to be provided as affordable housing, of which 80% is to be social rent housing and 20% immediate housing.

There is also a requirement for the following: Education Contribution, Off Site Open Space Contribution, Cannock Chase Special Area of Conservation Contribution, and Sports Provisions. The amounts of the contributions are to be calculated by reference to the number and where applicable type of dwellings approved under the reserved matters approval pursuant to the planning permission.



View south of Coley Lane



View south within the site



Illustrative Masterplan Option A – 14 Dwellings



Illustrative Masterplan Option B – 20 Dwellings

Services

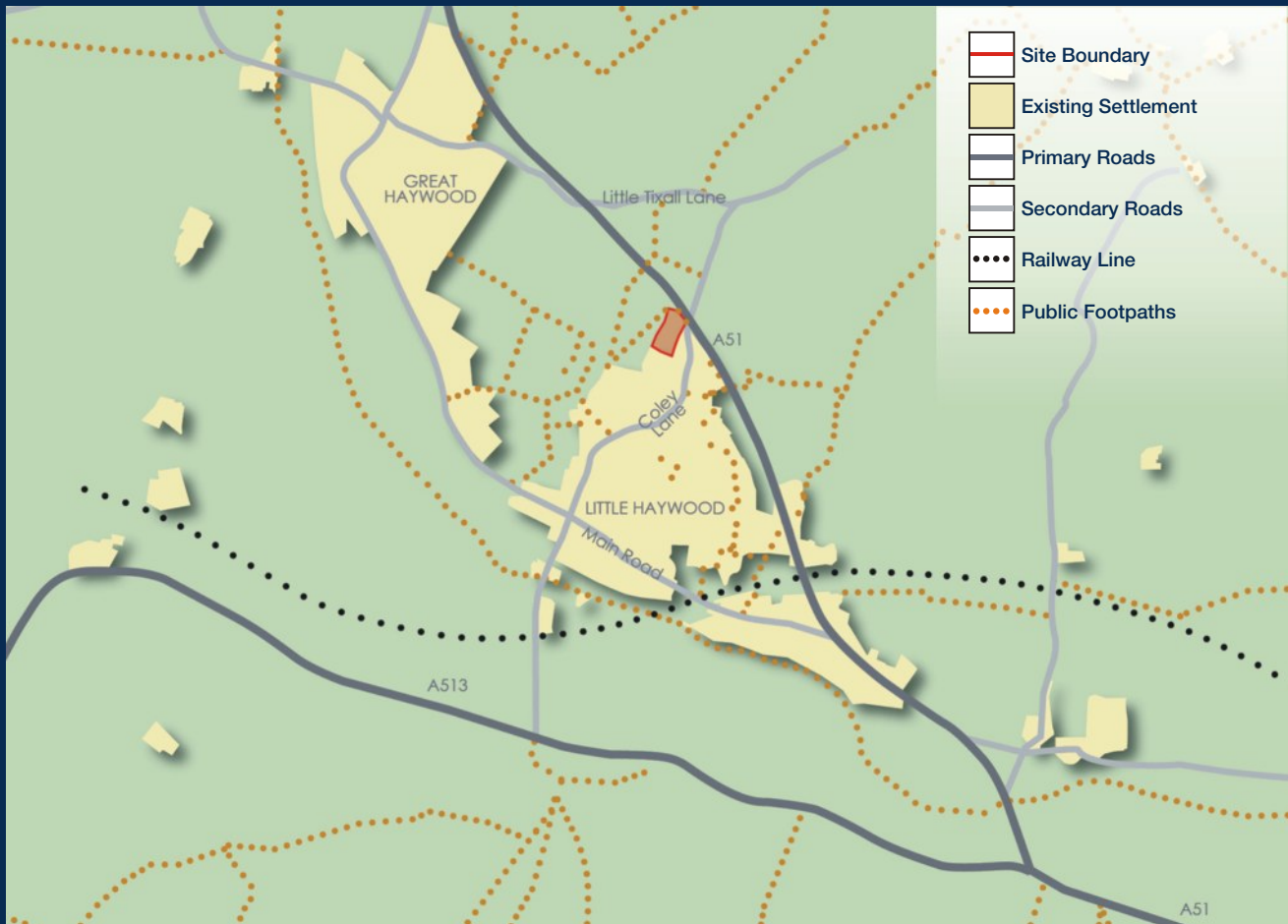
A Utilities Availability Report and Drainage Strategy is available within the information pack. Please note some works to services have already been undertaken in order to facilitate development of the site. These include diversion of the 11kV overhead cable and drainage works to provide a suitable outfall for foul and surface water.

Information Pack

An information pack is available on a dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following documents will be available:

- Outline Planning Permission 13/19631/OUT and supporting documents
- Enabling Works and Discharge of Planning Conditions documentation
- New Outline Planning Application 16/24235/OUT documents
- Topographical Survey

Within their appraisals interested parties should allow for the technical findings within the information pack.



Method of Sale

The site is offered for sale by informal tender. Subject to contract offers are invited to be submitted for the freehold interests in the property. Vacant possession is to be provided upon legal completion.

Viewing Arrangements

Viewing is by prior appointment through the sole selling agent Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Brian P Egerton or Lisa Cooke at: Hawksmoor, Suites 1 & 2, City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ

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