

Land at Fairfields Hill, Polesworth, Warwickshire B78 1HL



Red line boundary for identification purposes only

Canal-side Residential Development Opportunity with Outline Planning Permission for 9 no. open market dwellings

- Approximate area 0.38 ha (0.94 acre)
- Close to the centre of Polesworth village and local amenities

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Overview

Hawksmoor are instructed by our clients to offer this canal-side residential development opportunity to the market. The site contains two semi-detached houses together with a large rear garden and extends to approximately 0.38 hectare (0.94 acre).

Outline planning permission was granted by North Warwickshire Borough Council in February 2020 for the demolition of existing dwellings and outbuildings, and the erection of up to 9 new dwellings with means of access submitted for approval and all other matters reserved (application ref: PAP/2019/0689). The decision is subject to various planning conditions.

Location

Polesworth is an attractive village located in North Warwickshire Borough in the County of Warwickshire, with the River Anker and Coventry Canal passing through. The village is located approximately 3.5 miles to the south east of Tamworth in neighbouring Staffordshire and 16.5 miles to the north east of Birmingham. The town of Atherstone in North Warwickshire is a further 4.6 miles to the south east.

Nearby Tamworth offers a wide range of amenities including shopping and cultural facilities, employment opportunities and extensive educational establishments. Tamworth's rail station provides fast direct services to Birmingham New Street, London Euston and other towns and cities across the UK via the Cross Country Network.

The nearby M42 motorway provides excellent access for Polesworth to Birmingham, Nottingham and further afield, with Junction 10 approximately 2.4 miles away. The A5 to the south of Polesworth also provides good access to Nuneaton and the M1 to the south east and Lichfield and the M6 to the north west. Polesworth itself contains a number of local facilities and services including a Post Office, GP surgery, public houses, convenience store and educational establishments.

Site Description and Situation

The Site is roughly rectangular in shape and extends to approximately 0.38 ha (0.94 acre). The Site contains two existing dwellings at 5 and 7 Fairfields Hill. There are also a number of garages and outbuildings in the site together with an extensive large rear garden mainly laid to grass with a number of trees, most of which sit on the perimeter of the Site. To the northern boundary, the Site benefits from extensive frontage to the Coventry Canal, offering pleasant views over the water and towpath. To the south west and east of the Site lies further residential development leading off Potters Lane.

The Site is approximately 500 metres to the south of Polesworth village centre, where many of the local amenities can be found. Birchwood Primary School is approximately 0.5 mile to the south of the Site, and The Polesworth School (Secondary and Sixth Form Education) is approximately 0.4 mile to the south.

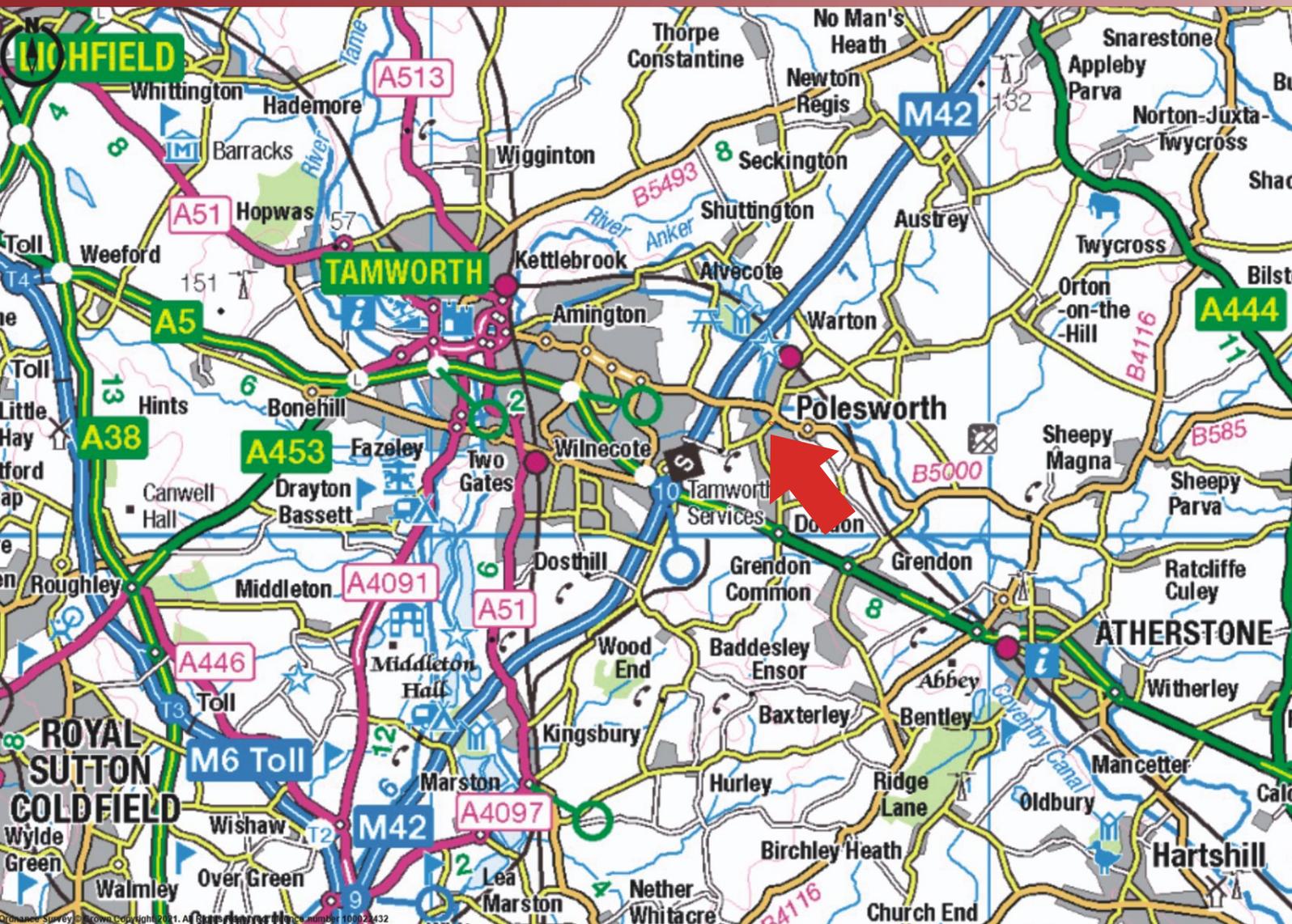
Outline Planning Permission

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As the proposed development is providing for less than 10 dwellings, no S106 financial contributions nor any affordable housing provision are required.

Tenure

The site is held freehold and will be sold with the benefit of vacant possession.



Viewing Arrangements

Viewing is strictly by prior appointment with 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 Tom Bathurst at Hawksmoor. Hawksmoor, Suites 1 & 2, City Point, Swan Road, Lichfield, Staffordshire, WS13 6OZ
Telephone: 01543 266660
Mobile: 07702864072
Email: tbathurst@hawksmoorps.co.uk
Website: www.hawksmoorps.co.uk

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