



Land At Pye Green, Hednesford, Staffordshire

With outline planning permission

Phase 1

Approximately 7.5 hectares for up to 219 dwellings

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Pye Green, Hednesford, Staffordshire

Overview

Hawksmoor are jointly instructed by J S Holford & Sons and St. Modwen, the UK's leading regeneration specialist, to offer the first phase of the property for sale.

Outline planning permission was granted by Cannock Chase District Council for a mixed use development involving the provision of up to 700 dwellings, a new primary school, a local centre, open space, and highway infrastructure (outline including access) in accordance with the terms of the application (referenced: CH/11/0395). The decision is subject to various planning conditions and a Section 106 Agreement.

Location

The site lies to the north of Cannock town centre by approximately 2.5km. The town is administrated as part of Cannock Chase District within the county of Staffordshire in the West Midlands. Cannock is situated some 28km north of Birmingham, with the county town of Stafford being some 14km to the north. The settlements of Norton Canes and Rugeley lie to the south east and north east respectively of Cannock while the village of Huntington (in South Staffordshire) lies to the west, separated by Cannock Chase, an Area of Outstanding Natural Beauty.

The site is bounded to the south by Limepit Lane and to the east by Pye Green Road. Further to the east of Pye Green Road is Pye Green itself, a predominately two storey residential area of Cannock with a range of community facilities, including schools and outdoor sports facilities. Hednesford town centre and railway station is some 2.5km to the east. A high frequency of bus routes operate along Pye Green Road in both directions between Cannock and Hednesford town centres.

Description

The application site is essentially rectangular in shape extending to 57.8 hectares with Phase 1 totalling approximately 7.5 hectares (18.5 acres).

The site as a whole is situated on undulating ground with topography generally lying between 228m and 189m AOD and falling from north to south. The land use is predominately farmland, mainly arable, with a small woodland area within the central southern section of the site in a localised valley running across the site. This is outside but neighbouring the boundary for Phase 1. In addition, a mature woodland runs along the western boundary.

Access to Phase 1 will be off Limepit Lane to the south. A further two accesses are proposed from Pye Green Road to serve subsequent phases. Suggested access arrangements are included within the Design and Access Statement.

Planning Permission

St. Modwen submitted an outline planning application (Ref: CH/11/0395) to Cannock Chase District Council for a mixed use development involving the provision of up to 700 dwellings, a new primary school, a local centre incorporating a range of retail and community facilities, open space provision including informal and formal open space, allotments, and highway infrastructure (outline including access). Planning permission was subsequently granted in June 2014. Layout, scale and appearance are all matters reserved.

The indicative layout drawing comprising of up to 219 dwellings on 7.5 hectares (18.50 acres) currently provides for 2, 3 and 4 bedroom dwellings from 63 sqm (680 square feet) to 139 sqm (1,495 square feet). An average indicative residential density of circa 30 dwellings per hectare is shown which is representative of detached and semi-detached housing. An extended woodland buffer is required abutting that existing on the western boundary.

Section 106 Agreement Obligations

The S.106 Agreement requires 14% affordable housing upon the first phase, with 75% being social rented tenure dwellings and 25% being intermediate and shared ownership tenure dwellings.

A travel plan sum of £10,710 is to be provided pre-commencement.

A travel card fee of £300 per dwelling (£65,700 for 219 dwellings) is required on occupation of any dwelling on each phase.

An open space contribution of £100,000 is required within 12 months of commencement plus £200,000 by completion of 200 dwellings.

The first Neighborhood Equipped Area of Play (NEAP) and Suitable Accessible Natural Green Space (SANGS) are required by completion of 150 dwellings.

The Pye Green Road and Limepit Lane junction improvements are to be completed before occupation of 75% of dwellings in Phase 1.

Access and services to the primary school land on Phase 2 must be provided on completion of the 50th dwelling. Interested parties should submit offers on the basis that St. Modwen are responsible for these works (unless otherwise agreed).

Services

It is understood that storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area. Feasibility designs and budget costs for improvements are included within the information package. None of the existing services have been inspected or tested and prospective purchasers should investigate these matters to their own satisfaction.

Local Planning Authority

Cannock Chase District Council, Civic Centre, Beecroft Road, Cannock, Staffordshire, WS11 1BG.
Telephone 01543 462621. www.cannockchasedc.gov.uk

Highway Authority

Staffordshire County Council, 1 Staffordshire Place, Stafford, ST16 2LP. Telephone 0300 1118000. www.staffordshire.gov.uk

Information Package

An information package 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 Application CH/11/0395 with supporting documents
- Photographs
- Section 106 Agreement and Planning Permission
- Topographical Survey
- Drainage Strategy
- Utilities Assessment
- Indicative Layout comprising of up to 219 dwellings on 7.5 hectares (18.50 acres)
- Factual and Interpretative Ground Investigations
- Proposed Highway Improvement Drawings and Associated Technical Data
- Landscaping Design Proposals
- Infrastructure Works
- Proposed Schedule of Sellers Works
- Expression of Interest from Registered Provider
- Legal Pack

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





Method of Sale

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

Viewing Arrangements

Viewing is strictly 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

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