

# LAND ON THE SOUTH SIDE OF ALDRIDGE ROAD

## Little Aston, Sutton Coldfield



BRIGGS & STONE  
land & property consultants







**Strategically located pasture land  
adjoining Little Aston**

**Approximately 22.87 acres (9.26  
hectares)**

### Property Summary

- Strategic Land with longer term development potential (subject to necessary consents)
- Potential for SANG or BNG uses
- Road frontage and direct access onto the A454 (Aldridge Road)

### BRIGGS & STONE

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### Location

The land is situated directly to the north of Aston Court Care Home and adjoins Little Aston Golf Club with access and road frontage direct into the A454 (Aldridge Road).

### Description

A strategic parcel of pasture land with dispersed woodland compartments with potential for alternative uses. Bounded by the A454 and adjoining Aston Court Care Home, the land is well located in close proximity to Little Aston. The land is bordered by a chain link fence along the eastern boundary and enclosed by a mature mixed deciduous tree belt. Direct access is available via a gated entrance from the adopted highway.

The land is contained within a single enclosure and classified as Grade 3 land on the Provisional Agricultural Land Classification Series. There are no services currently connected to the land.

### Planning

The land lies within Lichfield District Council's jurisdiction and is identified within the emerging Local Plan (2018 -2040) as a 'Rural Centre' and 'Level 3' larger service village. The land lies within the Green Belt but does not fall within an Air Quality Management Area (AQMA). There are widespread residential and employment development proposals around Little Aston.

The land could provide invaluable Suitable Alternative Natural Greenspace (SANG) or Biodiversity Net Gain (BNG) opportunities given its proximity to Little Aston. Buyers are advised to satisfy themselves as to potential alternative uses.



## General Information

### Overage

The land will be sold subject to an overage provision. The overage will entitle the Vendors to 30% of any increase in value arising from the grant of planning for anything other than agricultural use for a period of 25 years from the date of sale. The overage is to be triggered by any development and payable upon implementation or a future sale with the benefit of a consent/s. The overage will exclude any development for agricultural and equestrian purposes/use. Further details available on request.

### Tenure & Possession

The land is offered freehold with vacant possession granted upon completion.

### Wayleaves, Easements & Rights of Way

A public footpath runs along the eastern boundary in southerly direction leading to Hardwick. The land is sold with the benefit or burden of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

### Environmental Schemes

The land is not included in any environmental scheme or woodland grant schemes.

### Mineral & Sporting Rights

The mines, minerals and sporting rights, such as they exist are included in the freehold.

### Local Authority

Lichfield District Council.

### Method of Sale

Private Treaty.

### Legal Costs

The parties are to bear their own costs.

### Viewings

By appointment through selling Agents, Briggs and Stone Ltd.

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