

FOR SALE

# Land West of Robey's Lane

Tamworth | Staffordshire | B78 1AR



**182**  
Acres

**1,270**  
Dwellings

**100**  
Bedroom Care  
Home

## The opportunity

### Land West of Robey's Lane, Tamworth, Staffordshire, B78 1AR

Circa 182 acres



Land West of Robey's Lane, Tamworth,  
Staffordshire, B78 1AR

An opportunity to acquire a residential development site located on the eastern outskirts of the Market Town of Tamworth, Staffordshire.

- Freehold sale by informal tender.
- Gross site measures approximately 182 acres (73.8 hectares) or thereabouts.
- Inviting offers on either phase 1 or the whole site.
- Resolution to grant planning permission has been received for 1,270 dwellings (C3) including 30% affordable housing (100 units of quota will be utilised within the care home as affordable rent).
- 100-bedroom care home which forms part of the Section 106 affordable housing provision.
- Community hub (up to 2,250 square metres of gross floorspace for use class A1-A5, B1a-B1b, D1 and D2).
- Two form entry primary school.
- Provision of green infrastructure comprising playing fields and sports pavilion, formal and informal open space, children's play areas, woodland planting and habitat creation, allotments, walking and cycling routes, sustainable drainage infrastructure, vehicular access and landscaping.
- Excellent links by road and rail to Birmingham, Leicester, Derby, Nottingham and London.
- Located within close proximity to major transport roads (M42 and M6) and public transport.
- Preference for unconditional offers.



To the east of the site and beyond the M42 is open countryside before the settlement of Polesworth which is approximately a mile from the site and accessed directly from the B5000. The previously proposed route for HS2 runs southwest to north west to the east of the site, starting on the west side of the M42 and tunnelling under the motorway before re-appearing on the east side of the M42 and located in the open countryside between the motorway and Polesworth.

To the north is Alvecote Wood (designated Ancient Woodland) and further open agricultural land. Beyond Alvecote Wood and to the north east is Pooley Country Park, which is a Site of Special Scientific Interest (SSSI) and Alvecote Priory and Dovecote (Schedule Ancient Monument). To the immediate north is Alvecote Marina and beyond this is the West Coast Railway, the Coventry Canal, the Alvecote Pools Local nature Reserve and the villages of Alvecote and Shuttington.

Pennine Way bus stop is located to the south of the site (within walking distance) which provides a regular bus service to Tamworth Town Centre. Tamworth Train station is located approximately 3 miles to the west of the site and lies on three prominent railway lines run by London Midlands, Virgin Trains and Cross Country Trains.

Tamworth town centre is located approximately 3.0 miles to the west of the site and offers a number of facilities and services:

## Location

The site is located on the eastern outskirts of Tamworth, to the west of the M42 motorway. Robey's Lane passes through the site and the 'Daytona' Karting Circuit and Woodhouse Farm fall within the site.

The B5000 (Tamworth Road) is located immediately to the south of the site and beyond this is the settlement of Stonydelph. Junction 10 of the M42 is located approximately 2.7 miles from the site which is accessed via the B5000, Pennine Way and the A5 which runs west to east, to the south of Tamworth and Dordon respectively.



### Travel distances

Tamworth Town Centre – 3.0 miles  
 Birmingham – 17 miles  
 Coventry – 20 miles  
 Leicester – 24 miles  
 Derby – 34 miles  
 Nottingham – 36 miles



### Nearest Station

Tamworth – 3 miles



### Nearest Airports

Birmingham – 15 miles  
 East Midlands – 25 miles

- Tamworth train station:
  - Direct train to Birmingham within approximately 20 minutes.
  - Direct train to London within approximately 1 hour and 30 minutes.
- Ventura Park which offers a number of retail and leisure options.
- Restaurants, cafes and bars.
- Banks and post office.
- Tamworth Castle and Grounds.

# Description

## The site

The landowners have entered their respective land parcels into a Land Pool Trust. Hallam Land Management are the Promoter, and they are promoting the site on behalf of the landowners.

The site has a gently undulating topography with the highest points being along the southern swathe of the site. The levels reduce to the centre of the site before rising again to the northwest of Alvecote Wood.

The site is mainly farmed within an arable rotation. The site is open in character with fields largely absent of any significant vegetation, other than a small number of individual trees. There is a small area of woodland on the southern boundary and a tree belt follows a water course on the western boundary.

The majority of the site is located within the administrative boundary of North Warwickshire Borough Council. The area of development within Tamworth Borough Council boundary is the main pedestrian and vehicle access road off Robey's Lane with small elements of landscaping off the B5000. The main development area lies to the west of Robey's Lane, with the main point of access being provided through land east of Robey's Lane.







# Planning

Both North Warwickshire and Tamworth Borough Council have granted an outline planning permission on the Property (subject to the signing of the Section 106 Agreement) for 1,270 dwellings (30% being affordable dwellings), community hub of 2,250m<sup>2</sup>, primary school and green infrastructure totalling 34.28 hectares (planning reference – 2018/0755). The permission is an outline planning permission with all matters reserved for subsequent approval other than the means of access to the site. Matters of appearance, layout, scale and the detailed landscaping of the site are to be subject of subsequent reserved matters submission.

At this stage, we would kindly ask that no approaches are made to either North Warwickshire or Tamworth Borough Council and to secure all planning and technical information via the Data Room.

## Infrastructure and Section 106 Agreement

The Section 106 Agreement has been structured in a way that creates 'Phase Segregation' so that Phase 1 can be developed wholly independently insofar that each Phase shall be exclusively subject to its own apportioned obligations (refer to the note within the Data Room).

The successful party will be required to deliver specific infrastructure items including the construction of a new access to the proposed development.

Details of the specific infrastructure obligations are set out within the Data Room and need to be accounted for within any offer.

In addition to the infrastructure obligations, the successful developer must meet the 30% affordable housing requirement and all other Section 106 Agreement Obligations including financial contributions towards health care, leisure, education, public transport, highways improvements and library provision.

## Community Infrastructure Levy

It is our understanding that North Warwickshire Borough Council does not operate CIL although, Tamworth Borough Council does operate CIL. It is for interested parties to undertake their own due diligence.

Interested parties are encouraged to familiarise themselves with the obligation.

## Data Room

Access to the online Data Room, which contains the planning and technical information can be found at <http://hawksmoorps.co.uk/extranet/>. Log-in details will be provided once initial expressions of interest have been received.

Within the Data Room, there are separate briefing notes which summarise the planning and technical matters relating to the site. The Data Room will be updated during the marketing process as further information becomes available. Interested parties will be sent an email when any further information is uploaded to the Data Room.

Please contact either Richard Wain or Tom Bathurst at Hawksmoor who can provide you with the necessary login details:

- [RWain@hawksmoorps.co.uk](mailto:RWain@hawksmoorps.co.uk)
- [TBathurst@hawksmoorps.co.uk](mailto:TBathurst@hawksmoorps.co.uk)










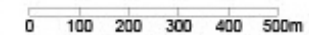
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-  Site Boundary
-  Residential
-  Primary School
-  Extra Care/ Care Home
-  Community Hub
-  Sports Pitches
-  Proposed Primary Point of Access
-  Proposed Secondary Point of Access
-  Proposed Emergency Access
-  Proposed Access to Cross Robby's Lane
-  Proposed Access to Robby's Lane
-  Indicative Bus Route
-  No Through Route
-  Green Infrastructure  
Includes: Retained hedgerows, trees and watercourses, new woodland, hedgerows, tree planting, play, grassland, drainage basins and recreational routes.
-  Existing Vegetation
-  New Planting and Green Space
-  Play Area
-  Drainage Basins and Swales  
(Combination of infiltration and attenuation)
-  Recreational Routes  
(Indicative Locations)
-  Section of Robby's Lane for Pedestrian/ Cycle Access Only

The Indicative Layout illustrates how the detailed layout of streets and buildings could come forward based upon the Development Parameters Plan. Rather than showing individual dwellings - which is a matter for the detailed stage - the buildings shown represent the housing blocks and an indication of the design approach envisaged.



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Hallam Land Management  
Land to the East of the Former Tamworth Golf Course  
Tamworth

### INDICATIVE LAYOUT

1:10000 © A3 or 1:5000 © A1  
S.L./B.C. 10 April 2024  
6186-L-04 - Y

Approved by:  
 FPCR Environment and Design Ltd  
 Date:  
 10 April 2024  
 Scale:  
 1:10000  
 Drawing No:  
 6186-L-04  
 Drawing Title:  
 Indicative Layout





# Further information

## Overage

Interested parties are invited to submit terms for Overage (further detail set out within the covering letter to follow).

## Local planning authority

North Warwickshire Borough Council, Council House, South Street, Atherstone, CV9 1DE.

Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth, B79 7BZ.

## Tenure and Possession

The site will be sold freehold and further detail on the tenure position is outlined within the covering letter to follow.

## Method of Sale

The site is to be sold by informal tender with interested parties invited to submit offers in writing in accordance with the timetable set out in the covering letter to follow. Bid Proforma(s) will be provided to parties prior to the offer deadline date.

Offers must be compliant with the requirements set out within the covering letter and submitted on the Offer Proforma (to follow) by email to Ben Marshalsay, Matthew Handford, Richard Wain and Tom Bathurst.

We are inviting offers on the following basis:

1. Offer on the whole site (all land within the redline of the planning permission).
2. Offer on Phase 1 which can accommodate circa 322 dwellings (as per the Phase 1 Proofing Layout provided within the Data Room).

## VAT

The sale will be subject to VAT, and all offers should be clearly stated as a figure plus VAT.

## Viewings

Strictly by appointment through the selling agents.

The Landowners nor their Agents take any responsibility for loss of injury on the site and all viewings are undertaken at that person's own risk.

## Letters of Reliance

Where possible the Promoter will provide requested Letters of Reliance for pertinent and relevant external reports and surveys provided in the Data Room (any cost to provide the LoR will be the responsibility of the Purchaser).

## Mineral, Sporting and Timber Rights

As far as they are owned, the mineral, sporting and timber rights are included in the freehold sale. Interested parties are to undertake their own investigations and satisfy themselves on these rights.

## Public Rights of Way, Wayleaves and Easements

The site is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in the marketing material.

## Plans, Schedules and Boundaries

The plans and schedules within these particulars are based on Ordnance Survey data and are provided for reference only. They are believed to be correct, but accuracy is not guaranteed. The Purchaser shall be deemed to have full knowledge of all of the boundaries and extent of ownership. Neither the Landowners nor their Agents will be responsible for defining boundaries or the ownership thereof.

## Costs

The Purchaser will be responsible for the Landowners legal costs which are to be non-deductible and non-refundable. Refer to the covering letter for further detail.

## Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated January 2025. Photographs dated December 2024.



## Fisher German Development

→ [fishergerman.co.uk](http://fishergerman.co.uk)

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**Hallam Land**

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**Hawksmoor**  
Adding Value

