



BUILT ON RELATIONSHIPS, FOCUSED ON RESULTS



LAND AT EAST ROAD, FEATHERSTONE

63-ACRES OF STRATEGIC AGRICULTURAL LAND WITH FUTURE PLANNING POTENTIAL



EAST ROAD, FEATHERSTONE

63 ACRES OF STRATEGIC AGRICULTURAL LAND WITH FUTURE PLANNING POTENTIAL

Ashlawn Chase
Land & Development



THE SITE

- 63 acres of agricultural land
- Freehold
- Adjacent to East Road in Featherstone, Staffordshire
- There is an Option Agreement in place to Barratt David Wilson which was signed in 2014 and is in place until 2043, if BDW chose to extend and pay the prescribed extension fees
- Close proximity to Junction 1 of the M54
- Significant potential for medium to longer term investment return if a residential planning consent is obtained under the option agreement that is in place
- Attractive commuter location given good transport links
- The site currently comprises agricultural land which is currently farmed under a Farm Business Tenancy which generates £8,857 per annum.



PLANNING

A planning summary has been prepared by PJ Planning, which summarises that the site has planning potential but in the medium to longer term, as a result of the emerging Local Plan which is likely to, at least in the short term, rectify the Council's 5 year Housing Land Supply. A copy of the planning appraisal is included within the data room.

OPTION AGREEMENT

BDW Trading Limited hold an Option Agreement across the whole site. The original Option Agreement was completed in 2014 and there has been a subsequent Deed of Variation.

The Deed of Variation extends the Option Expiry Date to 2043, should BDW chose to extend and pay the appropriate option fees as stipulated in the agreement.

BDW is currently promoting the site for a substantial residential development and their extension of the Option demonstrates their confidence and commitment to the planning process.

Copies of the Option Agreement and Deed of Variation is included within the data room.

Ashlawn Chase
Land & Development



SALE & OFFERS

Data Room:

Further information is available in a dedicated Data Room. Please request access from the contacts in this brochure. The information is provided solely for parties interested in submitting an offer for the acquisition of the property.

Offers:

The property is for sale on behalf of the Joint Fixed Charge Receivers. The site is being sold via informal tender. Purchasers are to submit their offer no later than 5pm Thursday 23rd July 2026.

The vendor is under no obligation to accept the highest offer, or indeed any offer received for the property.

Prospective purchasers are to provide the following with their offer:

- Details of purchasing entity
- Proof of funds
- Track record of similar transactions (if applicable)
- Solicitor's details
- Any conditions attached to the offer
- Timescales proposed for exchange and completion



INSPECTION

The property may be inspected from the public highway, though any party wishing to gain access to the site itself, is strictly by prior appointment through the vendor's selling agents, Ashlawn Chase.

Tenure :

The site is offered on a Freehold basis.

VAT:

Please refer to the legal pack.

CONTACTS



WILL JORDAN | DIRECTOR

MOBILE | +44 7770017395

E.MAIL | WILL@ASHLAWNCHASE.CO.UK

ADDRESS | FORWARD HOUSE, HIGH STREET, HENLEY IN ARDEN, B95 5AA.



CHARLIE STEELE | DIRECTOR

MOBILE | +44 7811035531

EMAIL | CHARLIE@ASHLAWNCHASE.CO.UK

ADDRESS | FORWARD HOUSE, HIGH STREET, HENLEY IN ARDEN, B95 5AA.

Ashlawn Chase

Land & Development

IMPORTANT NOTICE: 1. PARTICULARS: THESE PARTICULARS ARE NOT AN OFFER OR CONTRACT, NOR PART OF ONE. YOU SHOULD NOT RELY ON STATEMENTS BY ASHLAWN CHASE LIMITED IN THE PARTICULARS OR BY WORD OF MOUTH OR IN WRITING ("INFORMATION") AS BEING FACTUALLY ACCURATE ABOUT THE PROPERTY, ITS CONDITION OR ITS VALUE. NEITHER ASHLAWN CHASE LIMITED NOR ANY JOINT AGENT HAS ANY AUTHORITY TO MAKE ANY REPRESENTATIONS ABOUT THE PROPERTY, AND ACCORDINGLY ANY INFORMATION GIVEN IS ENTIRELY WITHOUT RESPONSIBILITY ON THE PART OF THE AGENTS, SELLER(S) OR LESSOR(S). 2. PHOTOS, VIDEOS ETC: THE PHOTOGRAPHS, PROPERTY VIDEOS AND VIRTUAL VIEWINGS ETC. SHOW ONLY CERTAIN PARTS OF THE PROPERTY AS THEY APPEARED AT THE TIME THEY WERE TAKEN. AREAS, MEASUREMENTS AND DISTANCES GIVEN ARE APPROXIMATE ONLY. 3. REGULATIONS ETC: ANY REFERENCE TO ALTERATIONS TO, OR USE OF, ANY PART OF THE PROPERTY DOES NOT MEAN THAT ANY NECESSARY PLANNING, BUILDING REGULATIONS OR OTHER CONSENT HAS BEEN OBTAINED. A BUYER OR LESSEE MUST FIND OUT BY INSPECTION OR IN OTHER WAYS THAT THESE MATTERS HAVE BEEN PROPERLY DEALT WITH AND THAT ALL INFORMATION IS CORRECT. 4. VAT: THE VAT POSITION RELATING TO THE PROPERTY MAY CHANGE WITHOUT NOTICE. 5. TO FIND OUT HOW WE PROCESS PERSONAL DATA, PLEASE REFER TO OUR PRIVACY STATEMENT. PARTICULARS DATED JUNE 2026. ASHLAWN CHASE IS THE TRADING NAME OF ASHLAWN CHASE LIMITED. ASHLAWN CHASE LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES WITH REGISTERED NUMBER 17130558.