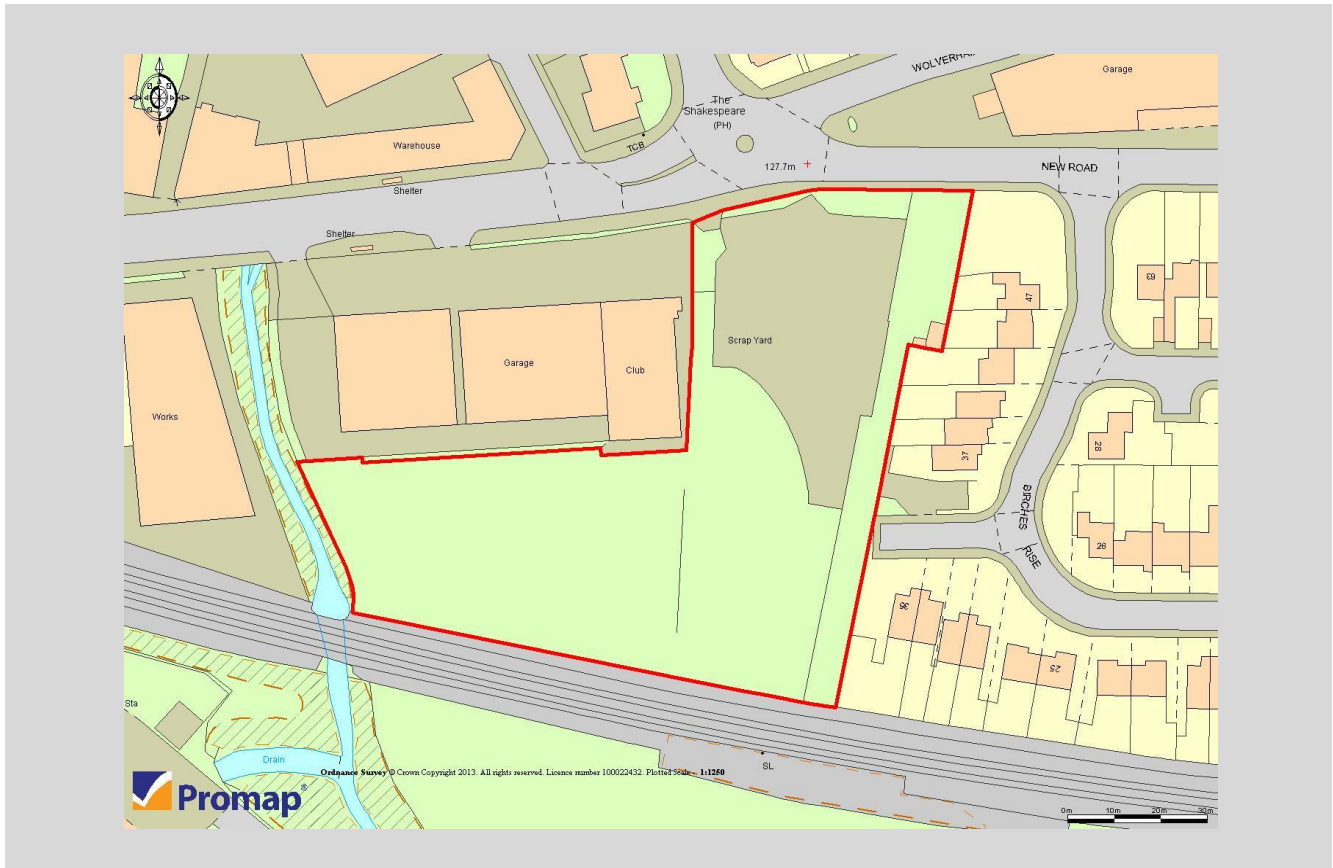


TWO ACRE DEVELOPMENT SITE



NEW ROAD, WILLENHALL, WALSALL, WV13 3EA

- 2 acres (0.8 ha) approx
- Previously benefitting from planning permission for residential development
- Main road frontage
- Excellent road links

LOCATION

The site is located south of New road, Willenhall and west of Willenhall Town Centre. The site is surrounded by a range of use including residential development to the east.

The main road location offers a high profile for new homes sales or commercial uses.

DESCRIPTION

The site extends to approximately 2 acres (0.8 ha) and is a regular shape which was previously used as a timber and scrap yard. The site is overgrown but now represent and obvious redevelopment opportunity.

PLANNING

The site lies within the jurisdiction of Walsall Council. The site previously benefitted from outline planning permission for residential development dated 26th January 2005, application reference 04/2098/OL/W5. A copy of the planning permission is available from the selling agents.

The site is now being offered for sale on a “subject to planning” basis and whilst we consider that residential development will deliver the highest land value, there is no reason why other uses will not be considered.

Please note, it may be possible to reduce any future Section 106 and affordable housing requirements through negotiation with the Local Authority. First City can assist if required.

TECHNICAL

A historic ground investigation study carried out in 1993 is available from the selling agents. Please note that there are two mine shafts on site which have been capped; these are located close to the snooker club building and so this becomes a logical location for the new access road.

Highways access is possible either directly off New Road or via Birches Rise to the east. Interested parties will need to make their own investigations in due course.

According to the Environment Agency website, the site is located in a flood risk area hence a flood risk assessment will need to accompany any planning permission.

There is understood to be Japanese knotweed on the site however this is subject to a treatment regime.

GUIDE PRICE

Offers invited on an unconditional or a “subject to planning” basis. We are advised that VAT is not payable. Full and final bids to be submitted in writing by mid-day Friday 28th October 2022.

TENURE

The freehold interest is for sale with vacant possession.

LEGAL COSTS

Each party will bear their own legal costs in this transaction.

VIEWING

Viewings by appointment only. All enquiries to First City ‘The Property Consultancy’ on 01902 710999 quoting reference 5031. Ask for Christopher Bywater chris@firstcity.co.uk

SUBJECT TO CONTRACT

LAYOUT PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

www.firstcity.co.uk

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