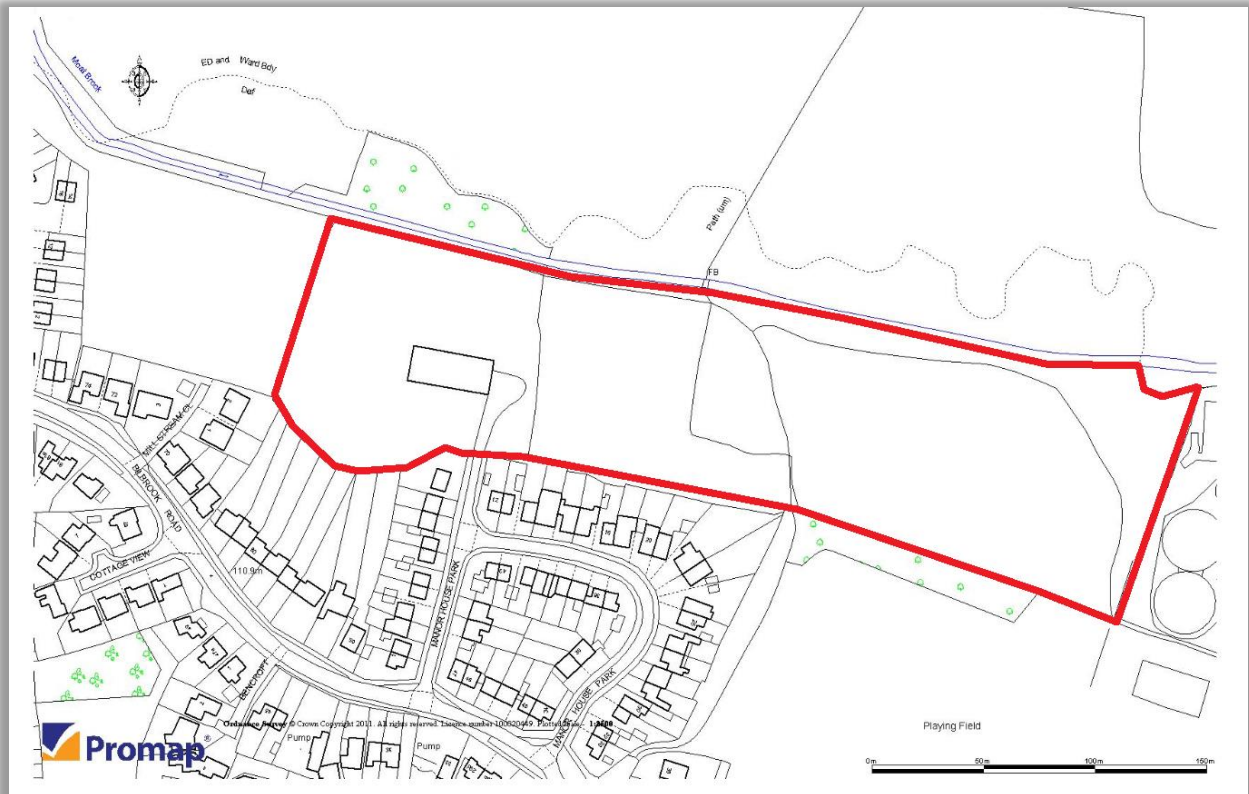


## FOR SALE

LAND WITH DEVELOPMENT POTENTIAL  
(SUBJECT TO PLANNING)



### LAND NORTH OF MANOR HOUSE PARK, BILBROOK, SOUTH STAFFORDSHIRE, WV8 1ES

- Approximately 3.74 hectares (9.24 acres)
- Land with medium to long term development potential (subject to Planning)
- Located within close proximity to a range of services and facilities including Billbrook Train Station
- Located in desirable South Staffordshire

## **LOCATION**

The site is located to the north of Manor Park Road in Bilbrook, a village South Staffordshire. It is situated close to the border of the West Midlands on the outskirts of Wolverhampton.

Within Bilbrook and the neighbouring village of Codsall there are number of services of facilities including several schools to cater to all age groups from nursery to sixth form. There is a plethora of retail outlets, pubs, restaurants, doctor's dentists, petrol stations and churches. The site benefits from easy access to two local train stations. Bilbrook train station is 0.7 miles from the sit (15-minute walk) and Codsall Train Station is 1. 4 miles from the site.

The site is approximately 3.3 miles from M54 Junction 2 and within close proximity to major A roads such as A449 and A41 both of which are 2.5 and 2.3 miles respectively from the site providing easy access to Telford, Wolverhampton and Stafford.

The site is within close proximity to major employment sites in the area. Pendeford Business Park and I54 Business Park which are home to a number of companies including Birmingham Midshires, Marston Aerospace, Moog and Jaguar Land Rover.

## **DESCRIPTION**

The site comprises an irregular shaped parcel of land to the north of Manor House Park. To the north of the site is the Moat Brook. There are a number of mature trees along the northern boundary.

The site abuts the northern edge of the built-up area of Bilbrook. Open countryside is to the north of the site.

The site is currently vacant land.

## **PLANNING**

The site lies within South Staffordshire District and is currently used as grazing land. There could be medium to long term development potential subject to obtaining planning permission.

## **TENURE**

The property is freehold and will be sold with the benefit of vacant possession.

## **SERVICES**

Interested parties should make their own enquiries of the relevant statutory providers in connection to mains water, electricity and drainage being available at the property

## **LEGAL COSTS**

Each party will be responsible for their own costs

## **GUIDE PRICE**

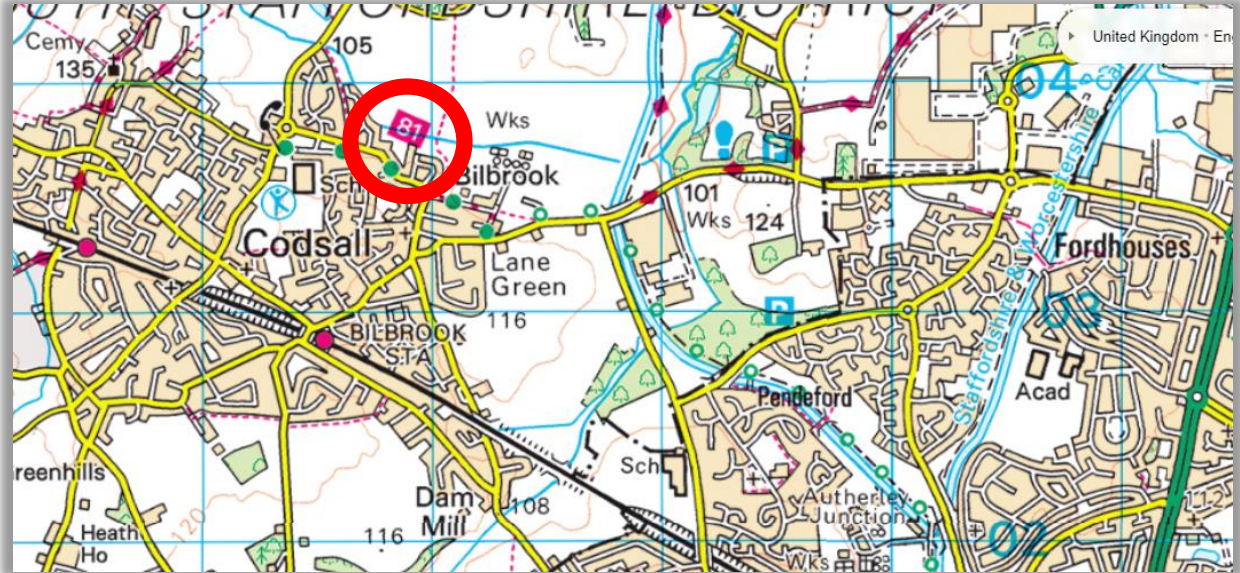
Offers are invited over £250,000. We are advised that the purchase price will not be subject to VAT. The vendors reserve the right to set a date for the submission of bids.

The land will be sold subject to a development clause reserving 50% of any uplift in value upon the grant of planning permission for residential development to the current owners

## **VIEWINGS**

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 0872. Ask for Christopher Bywater [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk) or Chontell Buchanan [chontell@firstcity.co.uk](mailto:chontell@firstcity.co.uk).

## LOCATION PLAN



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

tel: 01902 710999

[www.firstcity.co.uk](http://www.firstcity.co.uk)

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