

FOR SALE

AGRICULTURAL LAND WITH DEVELOPMENT POTENTIAL

(SUBJECT TO PLANNING)



LAND AT STOURBRIDGE ROAD, WOMBOURNE, SOUTH STAFFORDSHIRE, WV5 0JN

- Approximately 3.84 hectares (9.49 acres)
- Land with medium to long term development potential (subject to Planning)
- Located within close proximity to a range of services and facilities in Wombourne
- Located in desirable South Staffordshire

LOCATION

The site is located to the east of Stourbridge Road in Wombourne, a village in South Staffordshire. It is situated close to the border of the West Midlands.

Within the village of Wombourne there are number of services and facilities including several schools to cater for 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 is located approximately 0.7 miles from Wombourne village centre.

The site is approximately 4 miles from Wolverhampton city centre via A449 and 2.1 and 4.6 miles from Kingswinford and Dudley respectively.

M5 junction 2 and M6 Junction 8 are accessible via major A roads and are 8 and 12 miles respectively from the site providing easy access to Birmingham. The wider South Staffordshire and Shropshire Countryside is also easily accessible from the site.

DESCRIPTION

The site comprises an irregular shaped parcel of gently undulating pasture land to the east of Stourbridge Road (A449), north-east of the junction of Stourbridge Road (A449) and Beggars Bush Lane. There are a number of mature trees along the boundary of the site.

The site abuts the eastern edge of the built-up area of Wombourne across the A449. Open countryside is to the north, east and south of the site.

The site adjoins to the Himley Conservation Area. Baggeridge Walkway is located to the south of the site providing access to Himley Hall Landscape Park.

The site is currently vacant land and has previously been used as grazing land for horses. There are substantial stables located on the site constructed of concrete blocks under a pitched roof. There is a well-established vehicular access with a "pull in" off the main road.

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. This might include redevelopment of the stable building.

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. We are advised that there is a mains water supply to the stable building.

LEGAL COSTS

Each party will be responsible for their own costs

GUIDE PRICE

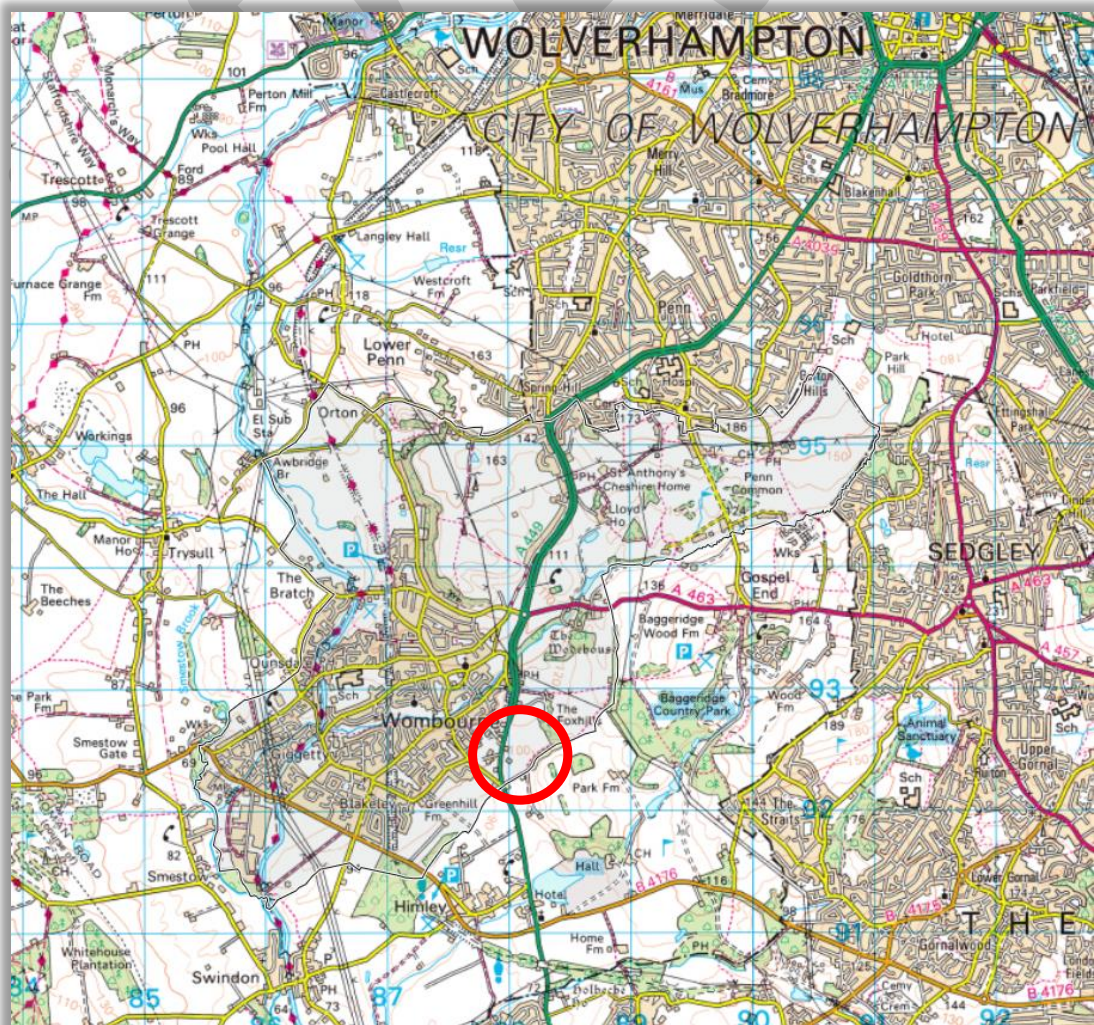
Offers are invited over £200,000. We are advised that the purchase price will not be subject to VAT. The vendors reserve the right to set a date for the submission of bids.

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

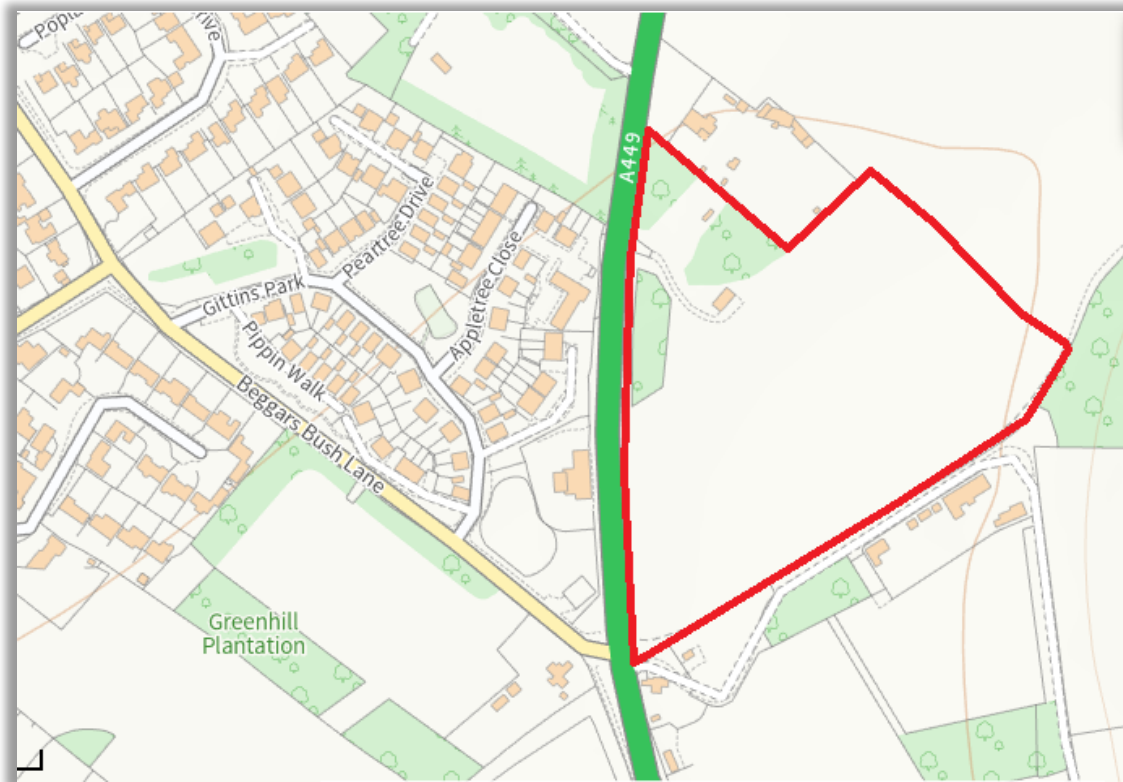
VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5234. Ask for Christopher Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk.

LOCATION PLAN



SITE PLAN



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

tel: **01902 710999**

www.firstcity.co.uk

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