

FOR SALE

LAND WITH PLANNING PERMISSION FOR 15 DWELLINGS



BOWLING GREEN & ADJACENT LAND, MORTICE GREEN, WOLVERHAMPTON

- Approximately 0.32 hectares (0.79 acres)
- Land with planning permission for 15 dwellings
- Located within close proximity to a range of services and facilities

LOCATION

The site is located on Woden Road within 1.7 miles of Wolverhampton City Centre. Wolverhampton Train Station is 1 mile from the site providing nationwide access.

The site is within walking distance of the Cannock Road (A460) and Wednesfield Road (A4124) which have a number of local convenience stores. Bentley Bridge retail park is approximately 1.2 miles from the site. St Stephen's C of E Primary School and Woden Road Doctors surgery are located with a short walk of the site.

DESCRIPTION

The site is approximately 0.32 ha and rectangular in shape. It is the site of a former bowling green once retained for the use of employees of the Chubb locks and M&B brewery.

The site is relatively flat and consists of grassed areas and hardstanding. There are no structures on the site currently.

PLANNING

The site benefits from planning permission for 15 dwellings (planning application reference: 24/01244/FUL) granted by City of Wolverhampton Council in July 2025.

A *S.106 Agreement* is attached to the permission, please see document for more details.

Schedule of Accommodation			
House Type		Gross internal floor area (sqm)	No. of dwellings
A	2 storey house: Units 1,2	74	2
B	2 storey house: Units 12,13,14,15	127.1	4
C	2 bedroom apartments: Units 3, 4	71.5	2
	2 bedroom apartments: Units 6,7,8,9	70	4
	1 bedroom apartment: Units 5,10,11	42	3
Total		1208.4	15



Proposed Street Elevations

Further information is available in the Technical Pack, available upon request.

TENURE

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

VAT

We understand that the Landlord has not elected to waive the VAT exemption and therefore VAT will not be charged on the sale price.

ASKING PRICE

Offers are invited in the region of £400,000 for the freehold interest with 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.

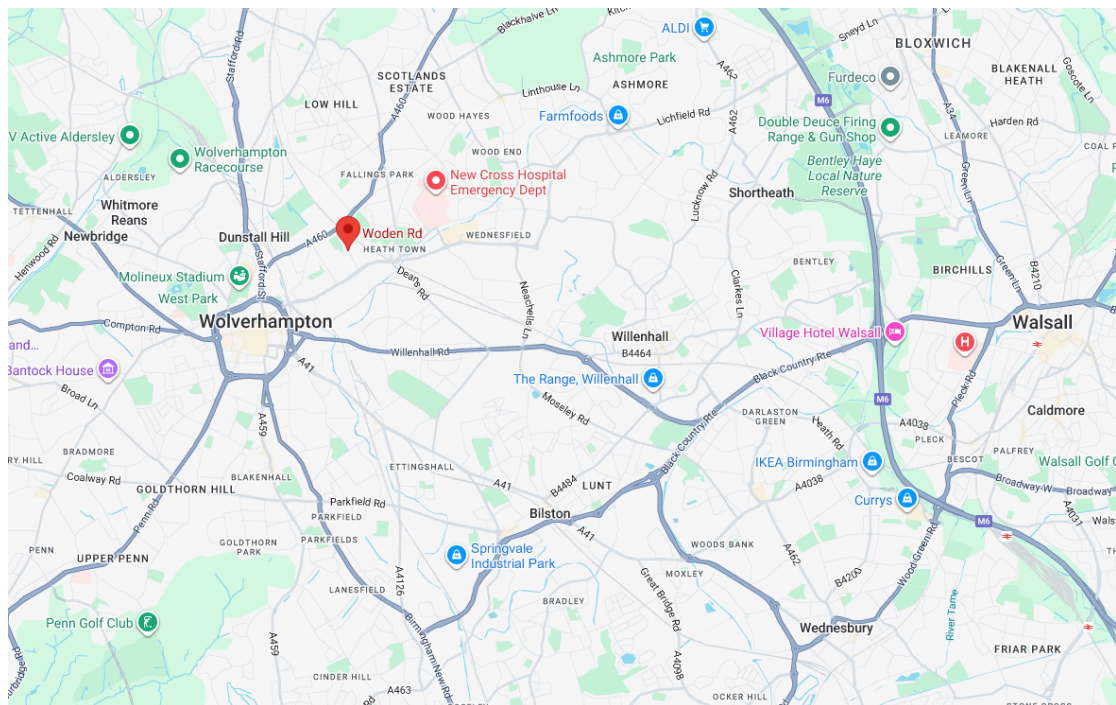
LEGAL COSTS

Each party to be responsible for any costs.

VIEWINGS

Viewing by appointment only. All enquires to First City the 'Property Consultancy' on 01902 710999 quoting reference 5461. 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

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