

FOR SALE

POTENTIAL DEVELOPMENT SITE SURPLUS LAND ADJOINING CHURCH



LAND AT ST. BERNADETTE, WARREN PLACE, BROWNHILLS, WS8 6BY

- Approximately 0.53 hectares (0.214 acres)
- Located within close proximity to local facilities and service
- Potential for residential development

LOCATION

The site is located off Warren Place, Burntwood and is a highly sustainable site within close proximity of shops providing convenience goods and other services.

Brownhills High Street is within a short walk of the site and offers a plethora of both services. There are a number of pubs and restaurants within a short walk of the site.

The site is located within an easy distance to education facilities, open space and has access to a good road network. Doctors and dental practices are close by and there are also a number of places of worship within walking distance of the site.

Easy access can be achieved to both Coppice Industrial Estate and Maybrook Industrial Estate that provide potential employment opportunities to the residents of the site.

The site has excellent transport links with access to the A452, A4124 and A5 within 1.5 miles of the site. The M6 toll is also easily accessible.

DESCRIPTION

The site extends to approximately 0.53 acres (0.214 hectares) and is currently unused amenity land adjoining St. Bernadette's Church.

The site is surrounded by existing residential development and is a potential infill site.

PLANNING

The site lies within the jurisdiction of Walsall Metropolitan Borough Council.

We consider that the site may be suitable for development use subject to the necessary consents.

A possible development layout is attached showing access off Warren Place. Interested parties should make their own enquiries with the local planning authority.

TENURE

The freehold interest is for sale with vacant possession upon completion.

SERVICES

We understand that water, electricity and gas are available within the vicinity of the premises.

Interested parties should make their own enquiries with the relevant utility providers.

LEGAL COSTS

Each party will be responsible for their own costs.

GUIDE PRICE

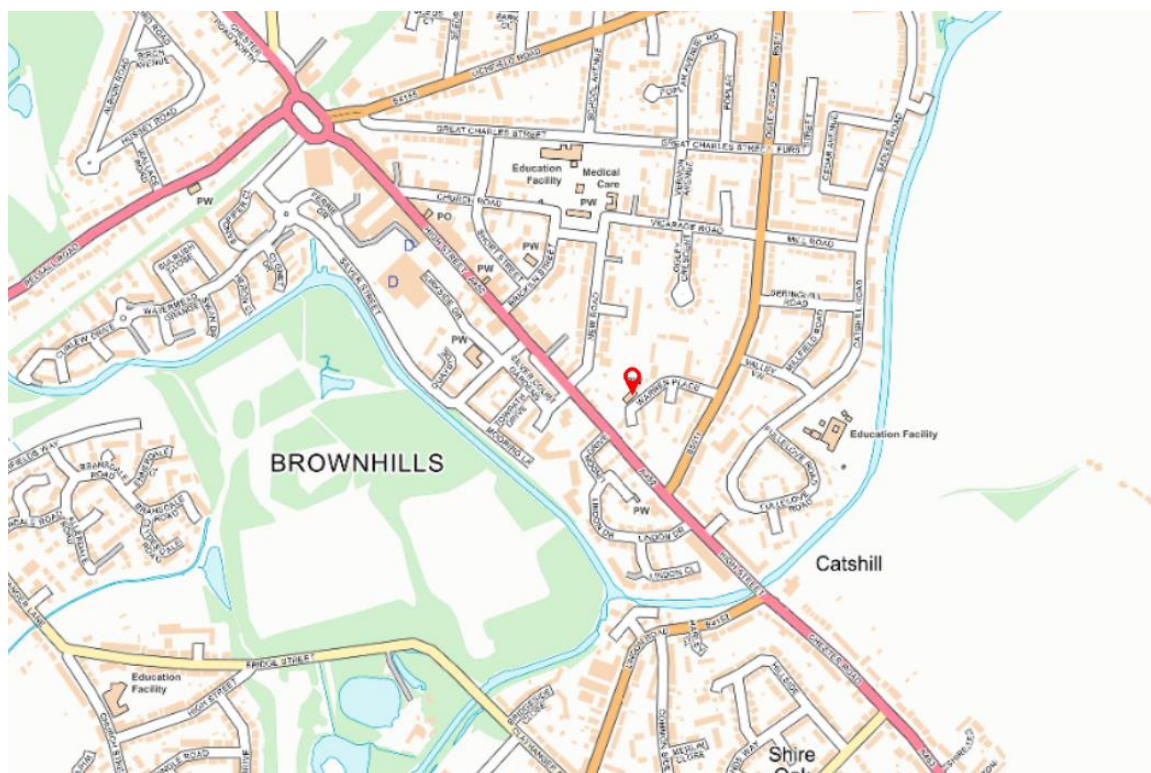
Offers are invited. We reserve the right to set a closing date for bids. VAT will not be charged on the sale.

VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5513. Ask for Chris Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk.

SUBJECT TO CONTRACT

LOCATION PLAN



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

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