



A FREEHOLD DEVELOPMENT OPPORTUNITY

FOR SALE

374 & 374A Penn Road, Wolverhampton WV4 4DB



- Excellent development/investment opportunity in sought after location
- Currently comprising two detached houses
- Planning permission to demolish one house and develop 5 x2 bed apartments
- Potential for other schemes (subject to consent)
- Site area approx.. 0.2 acres
- Freehold – offers over £295,000

DESCRIPTION

The site, extending to approximately 0.2 acres or thereabouts, currently comprises a substantial three bedroomed detached house together with a separate two bedroomed detached coach house, situated on a prominent corner plot. The property also has the benefit of planning permission for the demolition of 374 Penn Road and its replacement with a block of 5 No two bedroom apartments whilst retaining 374A Penn Road. The existing properties on the site comprise a 2 storey red brick and half timbered, rendered residence elevated above and facing onto Penn Road set behind a 1.9m high boundary wall, together with the 2 storey Coach House located in the north west corner of the site.

374 Penn Road has already been stripped in readiness for demolition and other development proposals may be possible subject to obtaining planning permission and any other necessary consents.

LOCATION

Located approximately 2 miles south-west of Wolverhampton City Centre and on one of the principal approaches to the City Centre (A449) the site occupies a slightly elevated prominent corner position on the junction of Penn Road and Pennhouse Avenue.

ACCOMMODATION

374 Penn Road

Ground Floor: Porch, Hall, Two Reception Rooms, Kitchen, WC, Cloakroom, Utility Room, Side Hall.

First Floor: Landing, Three Bedrooms, Bathroom.

374a Penn Road

Ground Floor: Open Plan Kitchen/Living Room.

First Floor: Landing, Bedroom, Bedroom on Mezzanine, Bathroom.



PLANNING

We understand that Planning Permission Ref 12/00534/FUL for the demolition of 374 Penn Road and its replacement by a new block of 5 No. apartments were granted by Wolverhampton City Council 7th August 2012 subject to conditions and we are informed that this was subsequently implemented and remains extant.

Interested parties must make their own enquiries of the Local Planning Authority in respect of planning and independently satisfy themselves both with regard to the satisfactory implementation of Planning Permission Ref 12/00534/FUL and the suitability of the property and site for any use or development they may propose.

EPC

E (No. 374) & C (No. 374a)

PLANS/AERIAL PHOTOGRAPHS

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.



SERVICES

Certain mains services are believed to be available within the vicinity of the property but interested parties should independently satisfy themselves as to the availability and suitability of any mains services for their particular requirements.

GROUND CONDITIONS & CONTAMINATION

Prospective purchasers must undertake their own investigations relative to ground conditions and contamination and independently satisfy themselves as to suitability of the site for any use or development they may propose.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.

The property is sold subject to, or with the benefit of any rights of way, wayleaves, restrictive covenants etc. which may exist whether mentioned in these particulars or not.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

DEVELOPMENT PROPOSAL FOR 374 PENN ROAD

The existing residential property extends to 144.1 sq m (GIA) and would be demolished.

The existing 2 bedroom Coach House (38sqm, including entrance and garage space at ground and 35sqm at first floor) to the north-east corner of the site will be re-tained.

A total of 5 no. 58.25sqm (GIA) 2 bedroom apartments will be provided on Lower Ground, Ground and First Floors.

A shared entrance lobby and staircase totalling 31sqm (GIA) over Ground and First Floor Levels is proposed.

Existing Footprint - 217sqm (Gross Internal Area)

Proposed Footprint - 395sqm (Gross Internal Area)

VIEWINGS & FURTHER INFORMATION

Please contact sole agents Bond Wolfe on 0121 525 0600 or email agency@bondwolfe.com.

PRICE

Offers over **£295,000** are sought for the Freehold Interest.



Traditional values, modern solutions

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