



# For Sale

Land at School Street, Wolverhampton WV1 4LJ.

PROPOSED DEVELOPMENT



- Freehold residential development opportunity with full planning consent
- Cleared site with full planning consent for 113 apartments
- City centre location
- Access to complete data room available upon request
- Freehold - offers based on £2,250,000



## LOCATION

The site is located within Wolverhampton city centre and has good access to the city centre amenities, with a 5 minute walk to the main shopping core and super market. The site is also in close proximity to transport links, with a 10 minute walk to St George's tram stop and 15 minute walk to Wolverhampton railway station. Infrastructure works to the Wolverhampton Interchange have resulted in the tram line and railway line stops being linked, providing an easier connection to Birmingham. Wolverhampton University is located within a 10 minute walk and the Wolverhampton Wanderers football stadium is a 15 minute walk where the Molinex development sets out to link the public realm of the stadium, university and city centre. With the site's convenient location within the city centre core of Wolverhampton and close proximity to transport links, together with the city's university makes this ideal for residential development.

## DESCRIPTION

The site comprises a cleared parcel of land formerly occupied by the now demolished, Network House. The site presents a fantastic opportunity to redevelop the site to complement the existing regeneration plans for the city centre. Benefitting from full planning consent for development of 113 apartments, the site will provide much needed city centre living accommodation in the most sustainable of locations. The consented scheme will provide 67 no.1 bedroom apartments and 46 no.2 bedroom apartments, along with 21 car parking spaces and 60 cycle spaces. The proposed building will be 6 storeys, stepping down to 4 storeys.



## PROPOSED ACCOMMODATION

Floor	No.1 Bed Apartments	No.2 Bed Apartments
Ground	14	3
First	9	7
Second	12	9
Third	12	9
Fourth	10	9
Fifth	10	9
Total	67	46



## PLANNING

On 30th September 2018, under application number 19/00807/FUL, full planning consent was granted for the demolition of the existing building and erection of a six storey building comprising 113 dwellings and associated works. The proposed development will comprise 67 x 1 bed apartments and 46 x 2 bed apartments. Access to a full data room can be made available to prospective purchasers via the sole selling agents, Bond Wolfe.

## PROPOSAL

Offers based on £2,250,000 are sought for the Freehold interest .

## TENURE

Freehold.

## VAT

We are advised that VAT is applicable and will be payable in addition to the purchase price.

## PLANS

Any plans provided within the marketing brochure are for identification purposes only and prospective purchasers should satisfy themselves in this regard.

## SERVICES

We have been informed that all mains services are connected to the site, but prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirement.

## FURTHER INFORMATION & DATA ROOM ACCESS

For further information please contact:

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