

# FOR SALE (MAY LET)

**Freehold Residential Development Opportunity** 





# **Property Highlights**

Development opportunity with lapsed consent for 10 houses.

Ideally suited for a new build apartment scheme, subject to planning consent.

Prominent and established residential location.

The site is a predominantly rectangular parcel of land extending to approximately 0.55 acres.

Freehold - Offers based on £899,950. Alternatively, a lease may be considered on terms to be agreed.



#### Site plan of lapsed consent



# Location

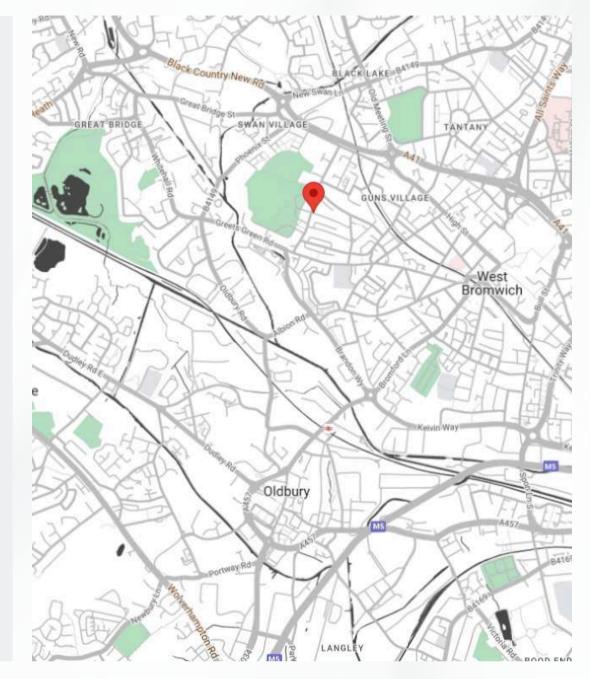
Bailey Street is located in a popular residential area as it is less than half a mile from primary and secondary schools. Also offers good access to the A41 Black Country New Road which leads to Wolverhampton, and in the opposite direction to West Bromwich town centre and the M5 junction.

# Description

A predominately rectangular shaped site, extending to 0.55 acre or thereabouts. The site previously had planning consent (now lapsed) for the development of 10 houses. Other schemes may be deemed suitable, subject to gaining planning consent.

# Planning

The site has lapsed planning for the development of 10 houses under application number DC/07/48746. Parties looking to acquire the site for alternative use are advised to consult with Sandwell Metropolitan Borough Planning Department on: 0121 569 4054.





#### Tenure

#### Price

Freehold.

Freehold - Offers based on £899,950. Alternatively, a lease may be considered on terms to be agreed.

#### Services

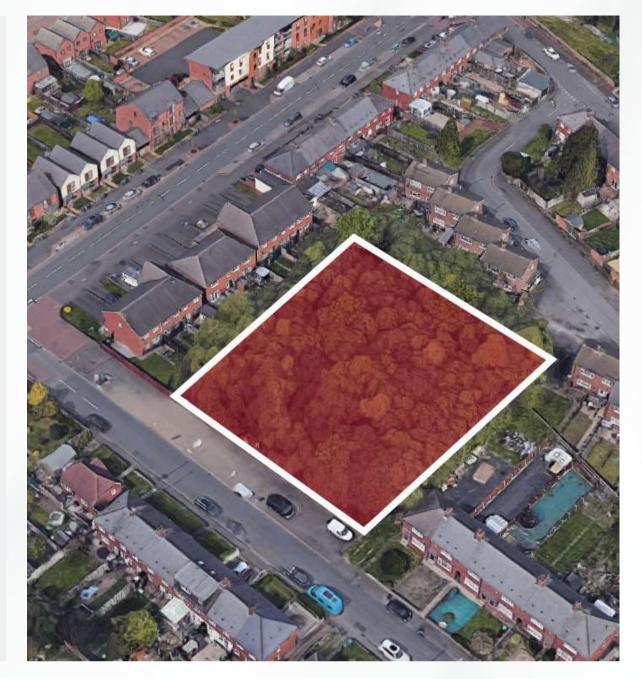
Mains services are understood to be made to be available in the vicinity of the site but prospective purchaser should make their own independent enquiries as to the suitability of the services for their particular requirement.

## **Legal Costs**

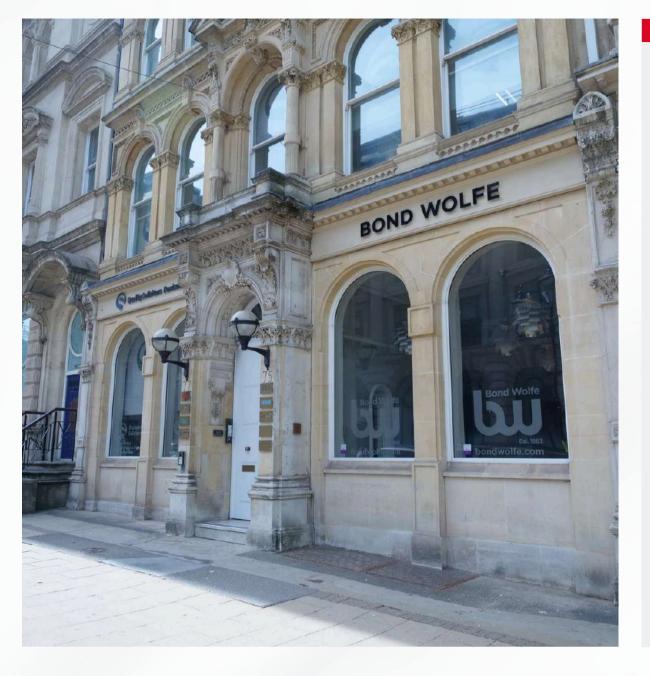
Each party is to be responsible for their own legal costs that may be incurred in this transaction.

### **Anti-Money Laundering**

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.







For Further Information & Viewings

George Bassi 0121 524 2583 georgebassi@bondwolfe.com

Birmingham Office 0121 525 0600 agency@bondwolfe.com

> Bond Wolfe 550 Est. 1983

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.