

FOR SALE



Street

PROPOSED DEVELOPMENT



Freehold Residential Development Opportunity With Full Live Planning Consent
Land at School Street, Wolverhampton, WV1 4LJ

KEY FEATURES

Freehold residential development opportunity with full live planning consent

Cleared site with full planning consent for 113 apartments

Permitted scheme comprises 67 x 1 bed apartments & 46 x 2 bed apartments

Proposed development – GIA of 7,418 sq ft (689.40 sq m)

Close proximity to transport links, local amenities and Wolverhampton City University

City centre location

Freehold

Offers based on: £1,750,000 for the Freehold interest.

PROPOSED DEVELOPMENT



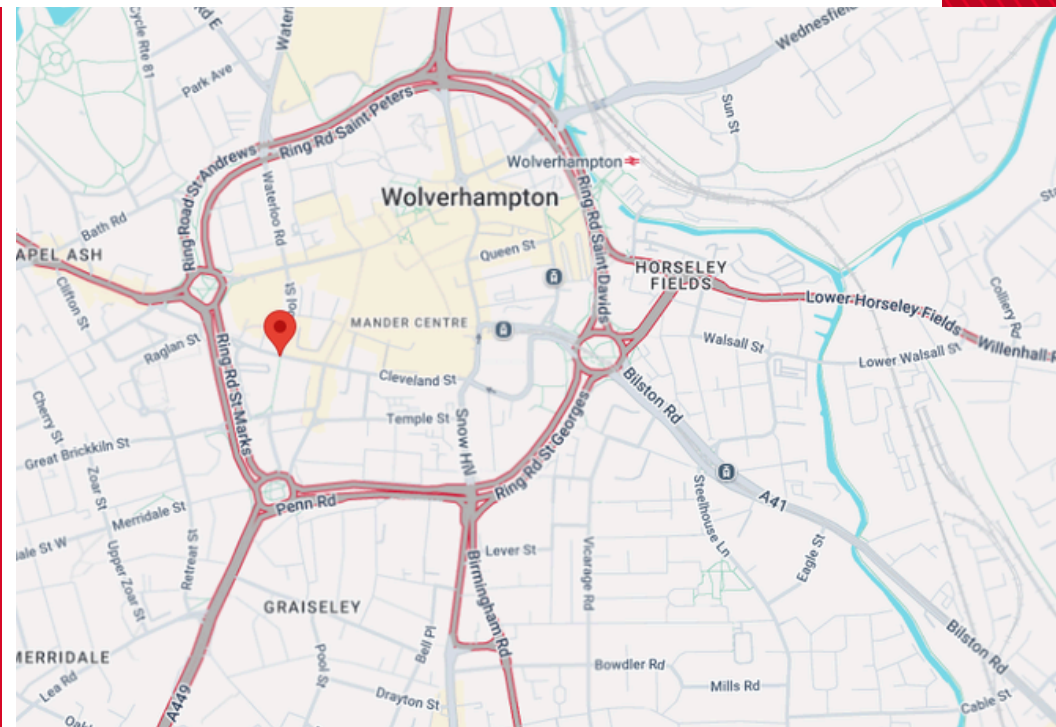
LOCATION

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 supermarket. 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 Molineux 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.



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. The site has now been cleared ready for development and confirmation has been provided that the planning consent is live.

Access to a full data room with supporting planning documents can be made available to prospective purchasers via the sole selling agents, Bond Wolfe.

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





PROPOSED STREET SCENE - SCHOOL STREET

TENURE

Freehold.

PROPOSAL

Offers based on: £1,750,000 are sought for the freehold interest.

VAT

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

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

For access to the data room please contact the selling agents on 0121 525 0600 or email: agency@bondwolfe.com.

*Images for illustrative purposes only.

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