



**FOR SALE**

# **RESIDENTIAL DEVELOPMENT SITE**

**LAND AT LORD STREET, WOLVERHAMPTON WV3 9RX**

- Substantial site with full planning permission
- Prominent location 0.5 mile from Wolverhampton City Centre
- Proposed development comprises 24 apartments
- Site area - 0.15 acres (or thereabouts)
- Freehold



## DESCRIPTION

A predominantly rectangular shaped site, extending to approximately 0.15 acre or thereabouts, with planning approved for the development of 24 residential apartments. Accessible on foot from Lord Street, the plot is nearby the corner with Merridale Road, which links to the A454 Compton Road, as well as the A41 Tettenhall Road. The site is 0.2 miles away from the A4150 Wolverhampton Ring Road, and 0.6 miles away from Wolverhampton city centre. Bond Wolfe have not formally measured the site area and prospective purchasers should satisfy themselves as to the full extent of the site.

## LOCATION

Wolverhampton is the second largest city within the West Midlands conurbation and a metropolitan borough in the region. At the 2011 census, it had a population of 249,470. It forms a key part of the densely populated Black Country that encompasses the boroughs of Dudley, Sandwell and Walsall, with a population of circa one million. The city is centrally located in the UK approximately 17 miles (27 km) north west of Birmingham, 74 miles (119 km) south of Manchester, 99 miles (159 km) north of Bristol and 130 miles (209 km) north west of London. The city has good road communication links with Junction 10 of the M6 4 miles to the east and Junctions 1&2 of the M54 4 miles to the north. The A41 provides access south east into the Black Country along the Black Country Route and the A449 Stafford Road leads north to Junction 2 of the M54. The town's main railway station has direct access to London and Birmingham New Street with journey times of 1 hour 48 minutes and 17 minutes respectively.

## SITUATION

The property lies to the west of the city centre and is situated on the corner of Merridale Road and Chapel Ash – one of the main arterial routes in and out of the city. Nearby occupiers include Stratstone Harley Davidson dealership, Subway and the remodelled Banks's Brewery (Marstons). The area to the east of the site is a mixture of commercial and residential property, whilst the general tone heading west on Merridale Road is residential.



## PLANNING

The site benefits from full planning permission for a new development of 24 apartments accessed via Lord Street, granted under application number 21/00563/RC. Copies of all relevant plans and supporting documents are available upon request.

## PROPOSED ACCOMMODATION

New Build development - 19 x 2 bedroom apartments and 5 x 1 bedroom apartments







## PRICE

Price available upon request.

## DISCLAIMER

Any plans or imagery are 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.

## 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.

## EPC

Available upon request.

## VALUE ADDED TAX

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

## LEGAL COSTS

Each party are to be responsible for their own legal costs.

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. A director of Bond Wolfe has a vested interest in this property.



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