

**FOR SALE  
DEVELOPMENT SITE**

**LAND AT WARSTONES ROAD, PENN,  
WOLVERHAMPTON**



- Full planning permission
- Five dwellings consisting of 4 semi-detached houses and 1 bungalow.
- Popular location of Penn, Wolverhampton
- 0.49 acres (0.2 hectares)

## **Location**

This parcel of land is located off Warstones Road, Penn in the South Western area of Wolverhampton. Penn is a popular residential suburb of Wolverhampton. Warstones Road is a major route into the City Centre. The site is approximately 2.6 miles from Wolverhampton City Centre.

The site is surrounded by existing residential development to the north south and west. To the east is the existing Texaco petrol station.

## **Description**

The main body of the site is generally a triangular shape. The site is approximately 0.49 acres (0.20 hectares). The site is currently a vacant yard which has been cleared and levelled. There is an electric pylon located in the east of the site.

The property has full planning permission for 4 semi-detached dwellings and 1 detached bungalow with associated parking, access and landscaping.

Each property will benefit from 2 parking bays.

Hard and soft landscaping is proposed throughout the site.

## **Planning and Development Information**

The site benefits from full planning permission under reference 19/00684/FUL. The description of development is as follows:

*“Proposed erection of 5 no. dwellings (4 no. semi-detached dwellings and a single detached bungalow), including associated parking, access, and landscaping.”*

## **Accommodation**

House Type	Description	Number of dwellings on scheme	Gross internal floor area
A	2- bedroom Bungalow	1 (unit 1)	80.8 sqm
B	3-bedroom, 2 storey semi-detached house	2 (units 2 and 5)	101.5 sqm
C	3-bedroom, 2 storey semi-detached house	2 (units 3 and 4)	89.0 sqm

## **Alternative Consent**

We understand there is extant permission for the erection of a 10,000ft<sup>2</sup> Physiotherapy centre on the site. Further details available upon request.

The site may be suitable for alternative uses subject to planning.

## **Services**

We understand that all mains services are available to the property. Interested parties to carry out their own enquiries.

## **Tenure**

Freehold. Vacant possession on completion.

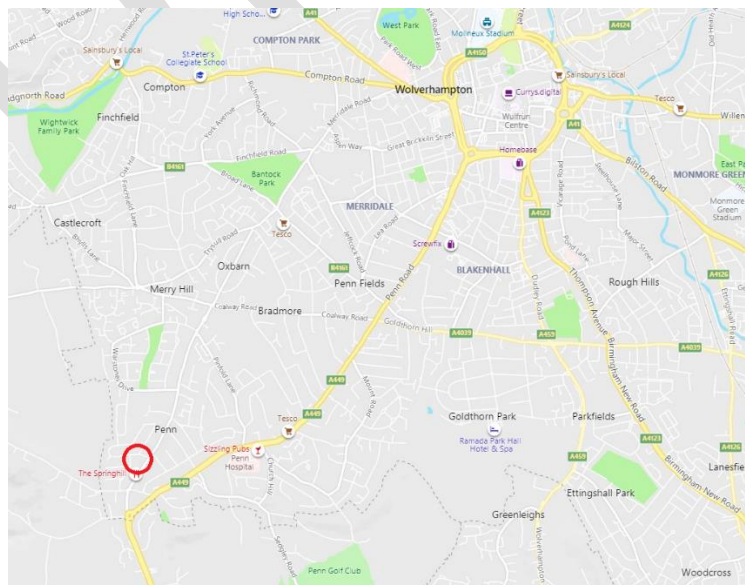
## **Price**

Offers are invited for the freehold interest in the property based on a guide price of £400,000 excluding any VAT that may be payable.

## **Viewings**

Viewings can be arranged by appointment with the Sole Agents. Any queries should be addressed to Christopher Bywater or Chontell Buchanan quoting reference 4798.

## **Location Plan**



## Site Plan



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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