

DEVELOPMENT LAND AT FIELD STREET



Development land at Field Street, Willenhall, WV13 2NY



Opportunity to acquire an approximately 0.98 acre development site with planning permission for 16 residential units.

- Approx. 0.98 of an acre development site for 16 residential units.
- Planning permission granted under the reference 15/0598/FL dated January 2016.
- Located on Field Street in the centre of Willenhall.
- Fully consented site.



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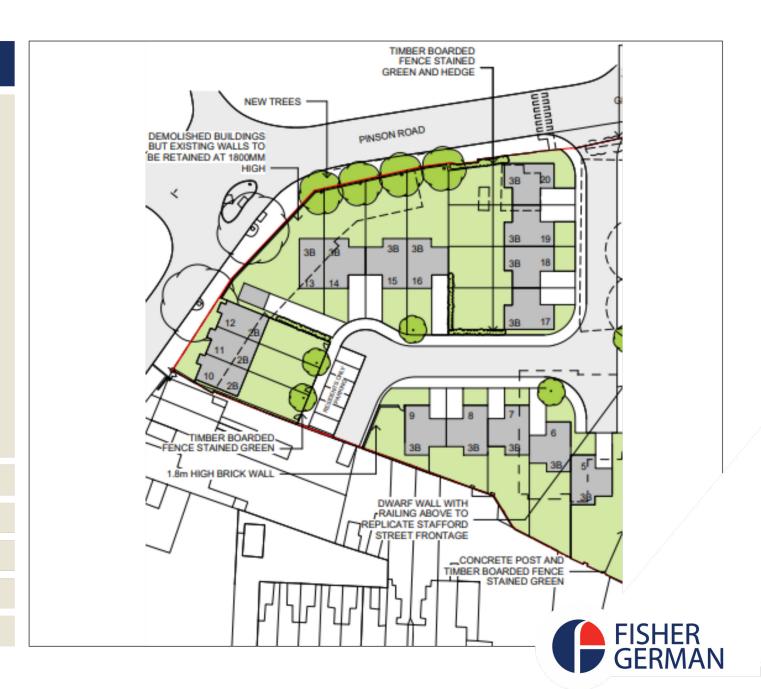
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Approximately 0.98 of an acre development site for 16 residential units

Location

The property is located to the West of Stafford Road and to the South of Field Street (B4484). In Willenhall in the West Midlands.

Description

We understand the property extends to approximately 0.98 acres (0.39 ha). Planning permission was granted in January 2016 for the redevelopment of Little London and for up to 20 houses to be constructed. We understand that phase 1 of this permission has been completed, however as part of this, units 1-4 (outlined in blue) are no longer able to be constructed due to the completed phase 1 works. Therefore, only the remaining 16 units (outlined in red), are viable on the proposed site.



Agents Note

The vendor wishes to retain an interest in the final design of the proposed scheme.

Size

The property comprises in total of 0.98 acres (0.39 hectares) of cleared site

Tenure

The property is to be sold freehold with vacant possession.

Local Authority

Walsall County Council.

Short Heath Urban District Council.

Planning

A planning permission for the demolition of ancillary buildings of the former school, conversion of part of the school to offices and erection of up to 20 houses was granted in January 2016. This consisted of two phases; phase 1 has been completed warranting the planning permission to be extant. Phase 2 consists of the erection of up to 20 houses. However, it is important to note that the land to the North of the offices, showing 4 properties currently now forms part of phase 1 as amenity space and therefore is not included in the sale.

Planning Reference: 15/0598/FL

Method of Sale

The property is to be sold on the open market by way of informal tender, offers should be submitted in writing to Theo Shepherd-Smith by 5pm on the 30th September 2022.

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Interested Parties

An information pack, containing technical surveys is available on request.

Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

By strict appointment through Fisher German LLP.

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Tom Pike

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Directions

Postcode: WV13 2NY

what3words///elder.frogs.also

If approaching from the West or Wolverhampton follow the Willenhall Road into Willenhall and come off the roundabout onto Somerford Place then turn left onto Pinson Road which becomes Field Street and the site is on the right. If approaching from the East approach Willenhall on The Keyway and then right at the roundabout on to Somerford place and then turn left onto Pinson Road which becomes Field Street and the site is on the right.

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Approximate Travel Distances



Locations

- Wolverhampton 4.4 miles
- · Walsall 5 miles
- Dudley 7.4 miles
- Birmingham 14.4 miles



Nearest Station

· Wolverhampton - 2.9 miles



Nearest Airport

Birmingham - 23.5 miles

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Particulars dated July 2022. Photographs dated July 2022.

