

DEVELOPMENT OPPORTUNITY – 0.6 Hectares

Site of Former Nelson Mandela House, Whitburn Close, Wolverhampton, WV9 5NJ



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For Sale By Informal Tender – Residential and/or Retail Development Potential (Subject to Planning)

The Site is the location of the former Nelson Mandela Care Home which has been demolished and the Site is now cleared.

This is an excellent opportunity for a residential and/or retail led development.

LOCATION

The Site is located within the residential suburb of Pendeford to the north of the city centre. Access into the site is readily available from Whitburn Close and is convenient for local bus routes (number 4, 6, 6A, 25), local amenities and ofsted rated good schools.

The Site is some 3.2 miles north of the city centre and 1.7 miles south of the i54 development on Wobaston Road. The Site is also well served by the motorway network with the M54 at junction 2 in close proximity and thereafter the M6 at J10. Mainline trains are available at Wolverhampton Train Station.

DESCRIPTION

The Site extends to some 0.6 hectares, is cleared and adjacent uses comprise of residential, Morrisons supermarket and Pendeford Health Centre.

PLANNING

The Council's planning team has provided planning guidance in relation to the redevelopment of the Site, a copy of which is included within the Data Room.

TENURE

The Site is being sold on the basis of a Freehold sale with vacant possession upon completion.

SERVICES

The Site is understood to benefit from mains service connections including drainage, gas, electric, water and telecoms. Prospective purchasers should make their own enquiries as to the capacity of these services for their own particular development.

METHOD OF SALE

The Site is for sale by way of informal tender on an unconditional or conditional subject to planning basis with sealed bids to be received at the Birmingham Office of Bruton Knowles or by email no later than Noon on Friday 18th August 2023. Offers are to be submitted using the standard bid proforma and should include the following information:

- Company Structure
- Proof of funds
- Applicant's previous experience
- Details of professional team
- Explanation of the interested parties approach to the development of the Site including indicative development layout, proposed floor areas, access and car parking provision.

With the benefit of the proforma and additional information received, the Council reserves the right to proceed to a second bid stage and/or alternatively hold formal interviews prior to a preferred party being selected.

Our client reserves the right not to accept the highest or indeed any bid.

UPLIFT / OVERAGE

The Council will require bids based on an unconditional basis to be submitted with a retained uplift where the Site is resold undeveloped.

Where the Site is sold on a conditional "subject to planning" basis, the Council will retain a right to an overage should the successful purchaser achieve an improved consent with a greater value than the scheme upon which the offer was based.

GUIDE PRICE

Offers Invited.

VAT

The VAT status is to be confirmed.

FURTHER INFORMATION

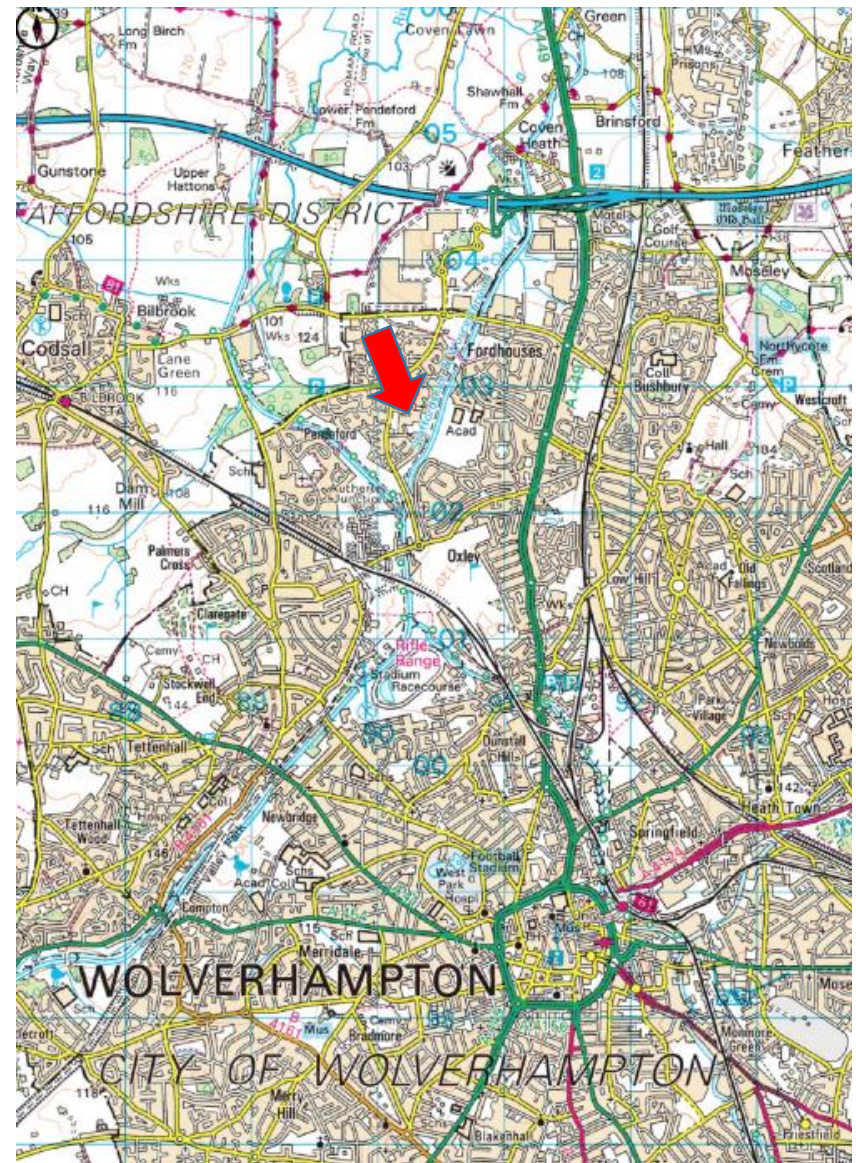
Further information is available in the data room. For access please email either Julie.mills@brutonknowles.co.uk or James.carey@brutonknowles.co.uk

VIEWING

Viewings are strictly by appointment only via Bruton Knowles. A series of block viewings will be arranged throughout the marketing period, for further details of dates and times please contact us.

SUBJECT TO CONTRACT – JUNE 2023

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise



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Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.