

# FOR SALE

3.5 ACRES OF POTENTIAL RESIDENTIAL / COMMERCIAL DEVELOPMENT LAND



LAND AT INVERCLYDE DRIVE  
WOLVERHAMPTON  
WEST MIDLANDS  
WV4 6FB

TSR

TOWLER SHAW ROBERTS

## LOCATION

The site is situated on Inverclyde Drive, just off the main A4123 Birmingham New Road.

Bilston town centre is approximately 2.6 miles to the east, Wolverhampton City Centre is approximately 2 miles to the north west.

## DESCRIPTION

The site extends to approximately 3.5 acres, 1.42 hectares and has the potential for either residential or commercial development.

## SERVICES

We understand that mains water, gas, drainage and electricity may be connected to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

## TENURE

The site is understood to be of Freehold tenure and is offered for sale by private treaty. The vendor is unable to give warranties on ground & building conditions, environmental matters, services, third party rights, etc. Offers are invited on an Unconditional basis and prospective purchasers must make their own enquiries and investigations.

## PRICE

**Offers are invited in the region of £3,150,000**

## GROUND CONDITIONS

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

## RIGHTS OF WAY, WAYLEAVES ETC.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

## PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## LOCAL AUTHORITY

The property is located within the City of Wolverhampton.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

## VAT

All costs / prices are exclusive of but subject to VAT if applicable.

## VIEWINGS

Strictly by prior appointment with the sole Selling Agents:

Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.  
Tel: 01902 421216.

August 2021

### **Consumer Protection from Unfair Trading Regulations 2008**

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."