

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN POPULAR LOCATION



83-85 SPRINGHILL LANE

LOWER PENN

WOLVERHAMPTON

WEST MIDLANDS

WV4 4TW

TSR

TOWLER SHAW ROBERTS

LOCATION

The site occupies a picturesque location within Lower Penn fronting Springhill Lane and within walking distance of the main A449 Penn Road.

DESCRIPTION

This elevated and regular shaped site extends in total to approximately 0.21 acres and boasts frontage onto Springhill Lane. The development currently comprises 2no. bungalows, which could be retained, but offers the potential to develop a more substantial property. The plot is surrounded by agricultural land which could present the opportunity for further development subject to acquisition and planning.

This is a unique opportunity to acquire a prime development site in a highly reputable area.

TENURE

The site is understood to be of Freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion.

GUIDE PRICE

Offers in the region of £275,000 are invited.

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.

SERVICES

We understand that mains water, gas, drainage and electricity are 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.



Image Source: Google Earth, Satellite View



LEGAL COSTS

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

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.



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.



Dated: July 2021

Consumer Protection from Unfair Trading Regulations 2008

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