

FOR SALE STUDENT DEVELOPMENT SITE

WESTBURY STREET, WOLVERHAMPTON, WV1 1JD

Eddisons



WITH CONSENT FOR 68 STUDENT STUDIO APARTMENTS

On a site of circa 0.177 acres (0.0715 hectares)

- Within 0.2 miles of University of Wolverhampton
- Easy access to City Centre and local amenities
- Communal facilities included within scheme

harrislamb
PROPERTY CONSULTANCY

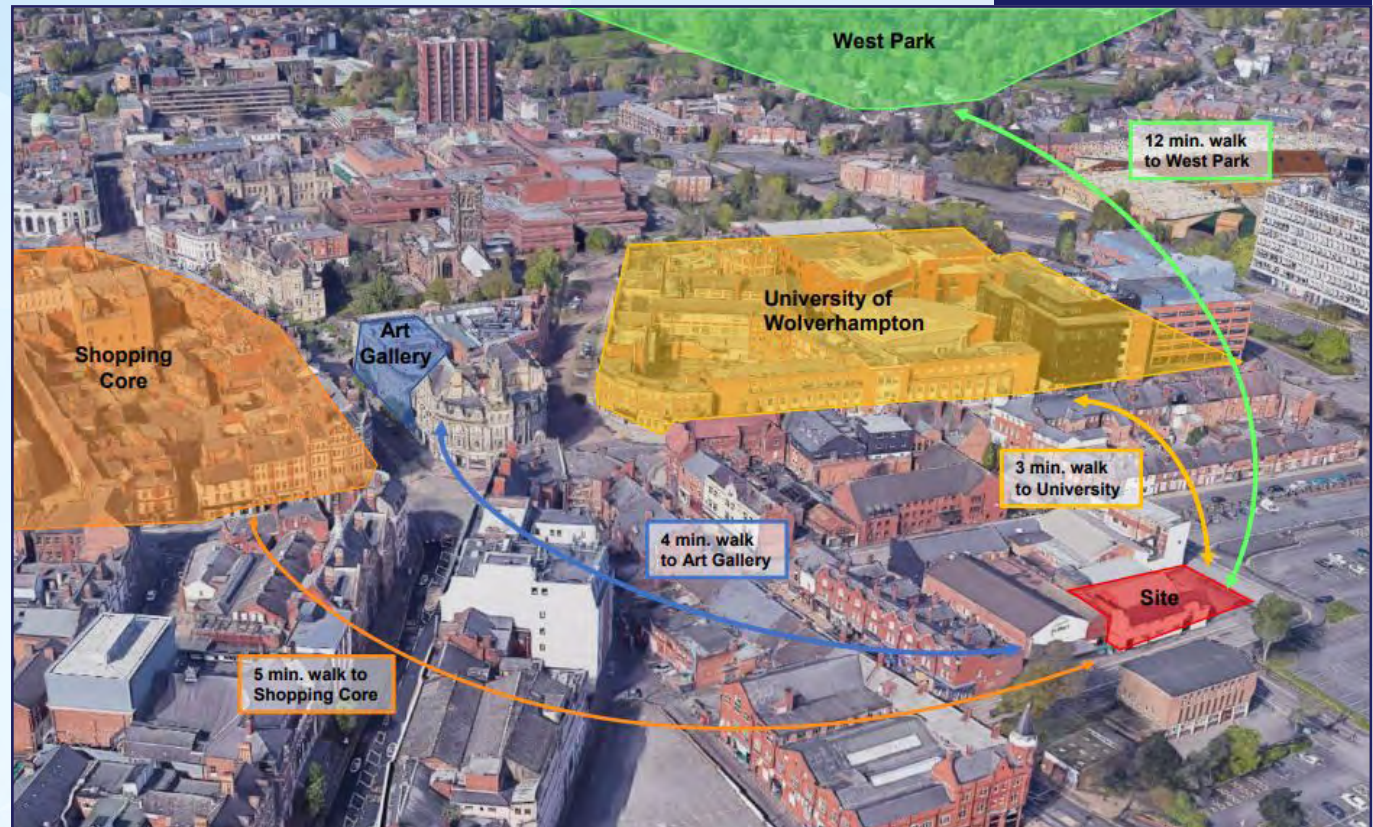
LOCATION

The site is bounded on Westbury Street by the Planet Night Club and on Whitmore Street by the Masjid Alrahma in Wolverhampton City Centre. Opposite the site is Broad Street Car Park, with the Ring Road (A4150) beyond that the north and east. Small pockets of terraced, residential dwellings are also within close proximity to the north, along Thornley Street.

Given the central location of the site, it is highly accessible to a range of services and amenities that would be expected of a city centre. It is approximately a 3-minute walk to the University of Wolverhampton campus and 5 minutes to the main shopping area. This location is also well served by a range of alternative public transport options. On street parking in the vicinity of the site is controlled by double yellow lines, albeit Broad Street car park offers substantial provision.

DESCRIPTION

The site is located at the junction of Westbury Street and Whitmore Street and covers an area of 715 sq.m. It is currently occupied by a two-storey office building known as Westbury House and associated permit holder parking, controlled by a lockable barrier. At present, this arrangement of buildings and land are considered to detract from the streetscene, particularly where the buildings are vacant. The site was originally occupied by the Limerick Inn Pub (now demolished) on the corner of Whitmore Street and Westbury Street. Westbury House was previously used as Hickman's and Mould Dairy which was later used as the Y.M.C.A. Youth Centre.



PLANNING

Planning has been granted for the demolition of existing buildings and erection of part four, part five storey purpose-built student accommodation block (Sui Generis), including cycle parking, outdoor amenity space and hard landscaping. Details can be found on the City of Wolverhampton Council planning pages, under application number 21/01407/FUL. Internally, sheltered and secured, cycle stores are located within the basement, with lift access. The ground floor comprises entrance lobby, gym, communal areas, circulation cores and student accommodation. The upper floors are dedicated to further student accommodation, with great care being taken to ensuring that all bedrooms benefit from a high-quality outlook and are served by high levels of natural light. The scheme proposes a total of 68 studios.

TENURE

The property is available freehold.

PRICE

Price on Application- unconditional offers only. Offers are to be formally submitted to James Willcock of Harris Lamb and Adrian Lunn of Eddisons.

VIEWINGS

Viewings can be arranged via Kalvinder Kaur of Harris Lamb.

SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services are available.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

Eddisons

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

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(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

VAT

All figures quoted are exclusive of VAT which may be payable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT

Ref: RAH112

Date: 02/23

