

FOR SALE 132 LICHFIELD STREET
WALSALL, WS1 1SL

harrislamb
PROPERTY CONSULTANCY



RESIDENTIAL DEVELOPMENT SITE

TBC sq ft (TBC sq m) on a site of 0.234 acres (0.095 hectares)

- Located in Walsall Town Centre
- Under 0.5 miles to Walsall Train Station
- Part refurbishment and new build scheme

LOCATION

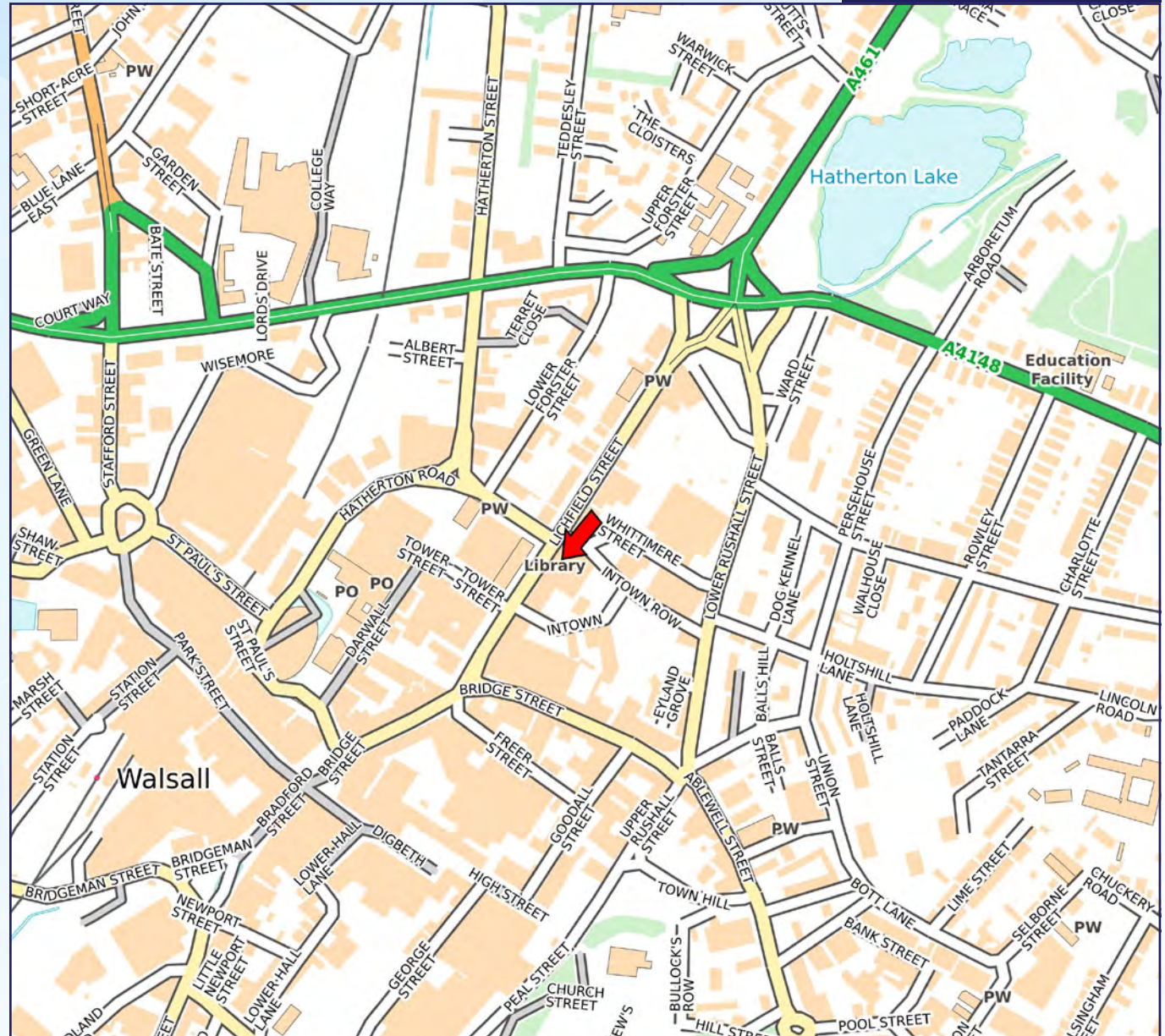
The Site is approximately half a mile from Walsall Train Station and has easy access to the M5/M6/ M54 motorways (J10 M6 1.7 miles) Walsall Town Centre and all facilities – 1.2 miles, and Birmingham City Centre 11 miles.

Located on Lichfield Street, it is within the town centre of Walsall and is well situated for all facilities including schools, recreation and retail. Close to the site is Walsall Arboretum.

DESCRIPTION

The site is approximately 0.095 ha and currently comprises of the formerly Equator night club which has encompassed the existing listed building and historic warehouse along Intown Row as part its accommodation. To the rear are some redundant car garages which are currently accessed off the other wing of Intown Row. The corner has been infilled with a structure that abuts the listed building and the historic warehouses along Intown Row which dominates the historic building returns. The remainder of the site has been infilled with a single storey (of double/triple height proportions) flat roof structure.

The site itself is flat but the perimeter road and topography along Intown Row rises toward the east toward Lower Rushall Street by approximately 6m overall. Adjacent to the site lies 133 Lichfield Street with a similar condition facing the main street. The 3-storey listed building conceals a 2-3 storey warehouse to the rear which house Mixed Martial Arts, Gym and other services.



TENURE

The property is available freehold.

PRICE

Price on Application- unconditional offers only.

PLANNING

Planning has now been granted by Walsall Metropolitan Borough Council Planning under application number 21/1671 for the Listed building consent for conversion of 132 Lichfield Street (Grade II listed) and erection of apartment block to rear of listed building to create no. 28 apartments and amenity space. The mix comprises:

- 3no. 2 beds
- 21no. 1 beds
- 4no. Studios

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.



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.

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.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(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.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: RAH100

Date: 06/22

