

## POTENTIAL DEVELOPMENT SITE



**FORMER ST TERESA'S CHURCH, PRESBYTERY AND CHURCH HALL, 23 BIRMINGHAM NEW ROAD, WOLVERHAMPTON, WV4 6BL**

- 1.19 acres (0.48 ha) approx
- Building footprint circa 14,742ft<sup>2</sup>(1,370m<sup>2</sup>)
- Prominent Main road frontage
- Suitable for alternative uses/redevelopment

## LOCATION

The site is located on the Birmingham New road (A4123), Wolverhampton approximately 1.5km south of City Centre. The site is surrounded by a range of uses including residential development to the south and east. There are two vacant plots of land to the north flanking the site's secondary access onto Dimmock Street.

The main road location offers a high-profile position with buildings suitable for a variety of uses or redevelopment subject to planning permission.

## DESCRIPTION

The site extends to approximately 1.19 acres (0.48 ha) and is an irregular shape having been developed as a Roman Catholic Church with presbytery and separate church hall.

The main church building was thought to have been constructed in the 1970's and is built of brick under a flat roof. The presbytery is understood to predate the church and is of conventional design with rendered and painted elevations under a pitched and hipped tile roof. The church hall is constructed of brick under a pitched interlocking concrete tile roof. There is also a detached double garage building.

## ACCOMMODATION SCHEDULE

| Description                    | m <sup>2</sup>  | ft <sup>2</sup> |
|--------------------------------|-----------------|-----------------|
|                                |                 |                 |
| <b>Presbytery (Two Storey)</b> | <b>160.94</b>   | <b>1,728</b>    |
| <b>Church</b>                  | <b>917.7</b>    | <b>9,878</b>    |
| <b>Church Hall</b>             | <b>261.3</b>    | <b>2,812</b>    |
| <b>Detached Garages</b>        | <b>30.17</b>    | <b>324</b>      |
|                                |                 |                 |
| <b>TOTAL</b>                   | <b>1,370.11</b> | <b>14,742</b>   |

## PLANNING

The site lies within the jurisdiction of the City of Wolverhampton Council. The site was developed as a religious facility but may be suitable for alternative uses or redevelopment subject to planning permission.

The site is now being offered for sale on an unconditional or "subject to planning" basis and whilst we consider that residential development will well deliver the highest land value, there is no reason why other uses will not be considered.

## **SERVICES**

We understand that all mains services are available to the property. Interested parties to carry out their own enquiries.

## **GUIDE PRICE**

Offers invited on an unconditional or a “subject to planning” basis. We are advised that VAT is not payable. We have set a date for “final and best bids” which is Friday 3<sup>rd</sup> March 2023. Offers to be made in writing and submitted with proof of funding and details of the proposed use.

## **TENURE**

The freehold interest is for sale with vacant possession. Restrictive covenants as to use will be included in the Transfer of the property to ensure that an approved development is carried forward.

## **LEGAL COSTS**

Each party will bear their own legal costs in this transaction.

## **VIEWING**

Viewings by appointment only, due to health and safety concerns we will not be able to provide access to the buildings. All enquiries to First City ‘The Property Consultancy’ on 01902 710999 quoting reference 5049. Ask for Christopher Bywater [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk)

**SUBJECT TO CONTRACT**

## SITE PLAN



## LOCATION PLAN



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