

## RESIDENTIAL DEVELOPMENT SITE

**LAND OFF ROOKERY ROAD/BAYLISS AVENUE  
LANESFIELD  
WOLVERHAMPTON  
WV4 6NN**



- Full planning permission for 22 dwellings plus existing three-bedroom detached dwelling
- 1.31 acres (0.53 ha)
- Popular location
- Excellent transport links
- Information Pack available upon request

## **INTRODUCTION**

A prime development site with the benefit of planning permission for 22 dwellings plus an existing three-bedroom detached house (45 Rookery Road).

## **LOCATION**

The site is located off Rookery Road/ Bayliss Avenue within close proximity to the Birmingham New Road (A4123).

Wolverhampton City Centre is approximately 2.5 miles to the north. Bilston Town Centre is approximately 1.5 miles to the north east. There is also easy access to mainline railway stations both at Coseley and Wolverhampton and access to the West Midlands Metro at Bilston Central, Loxdale and Bradley Lane all within approximately 2 miles of the site. Access to the motorway network can be gained at junction 10 of the M6 motorway which is approximately 4 miles to the north east or junction 2 of the M5 motorway approximately 4 miles to the south east.

## **DESCRIPTION**

The site extends to approximately 1.31 acres (0.53 hectares). It is broadly rectangular shape and comprises 45 Rookery Road and its immediate curtilage plus extensive paddocks to the rear.

## **PLANNING**

The property benefits from full planning permission granted by Wolverhampton City Council under reference 17/01495/FUL and 19/00106/FUL for a total of 22 dwellings consisting of 8 apartments, 4 detached and 10 semi-detached houses. The description of the developments are as follows "*17/01495/FUL: Residential development comprising 10 no. new build semi-detached dwellings to include improvements to the Bayliss Avenue junction; 19/00106/FUL: Erection of 8 apartments and 4 houses to include remedial, access works and landscaping. Amended plan*".

Copies of the application information are available upon request.

## **TENURE**

The freehold interest is for sale with vacant possession upon completion.

## **LEGAL COSTS**

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

## **PRICE**

Offers invited for the freehold interest. We reserve the right to set a submission date for offers.

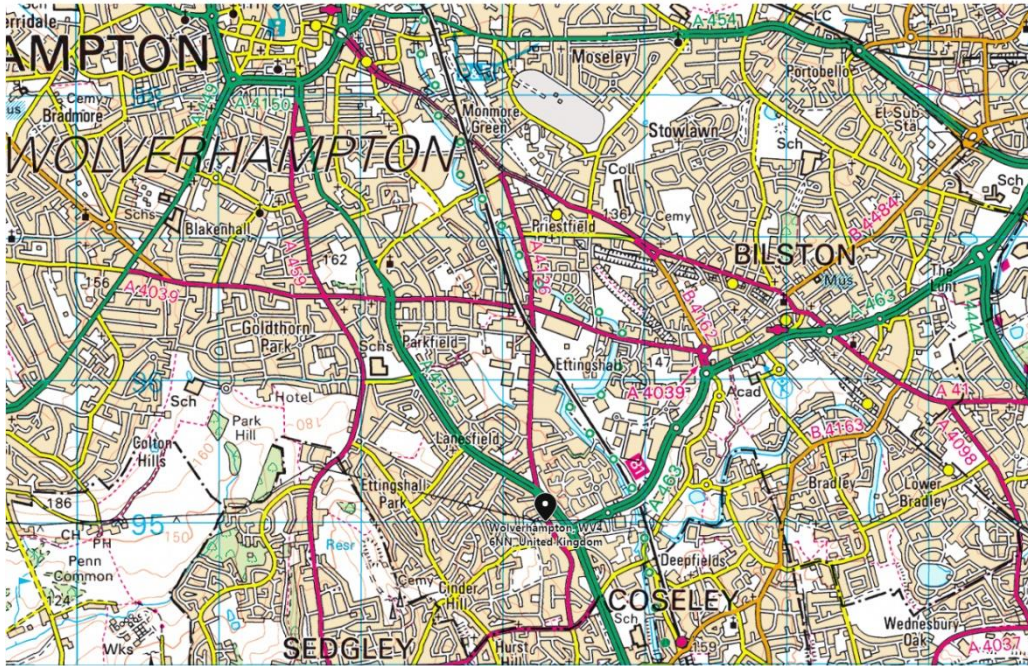
## **SERVICES**

We understand that mains services are available to the site.

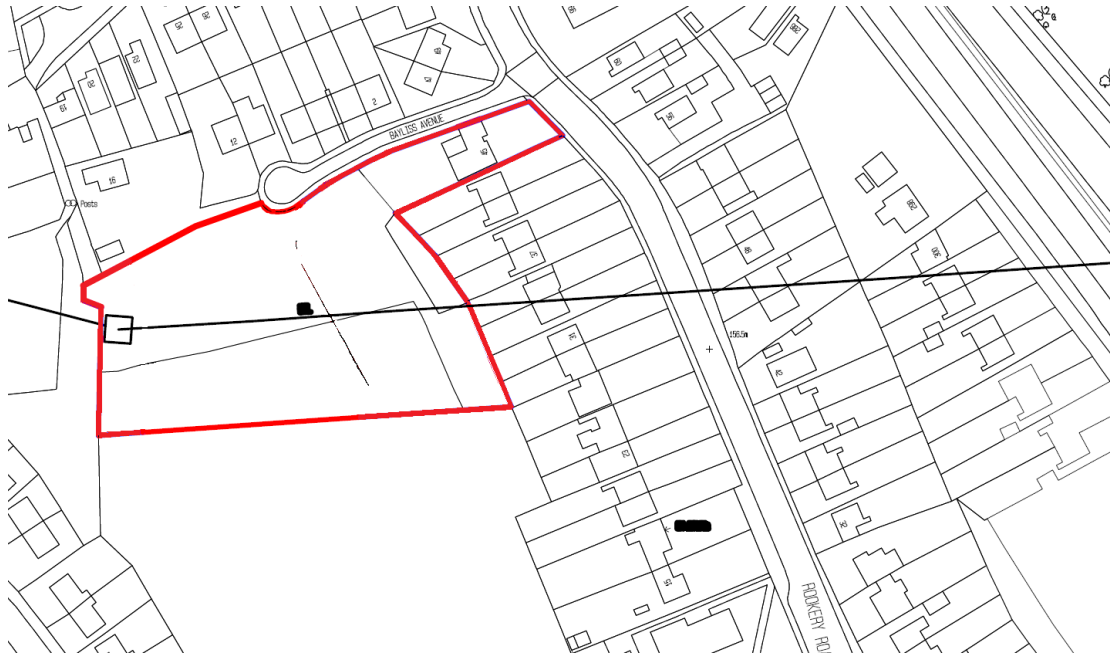
## **VIEWING AND FURTHER INFORMATION**

If you require access to the site, then please contact the sole agents. Further information is available from Christopher Bywater or Chontell Buchanan on 01902 710999 or email [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk) / [chontell@firstcity.co.uk](mailto:chontell@firstcity.co.uk), please quote reference 4689.

## LOCATION PLAN



## SITE PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

[www.firstcity.co.uk](http://www.firstcity.co.uk)

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