

LOCAL CONVENIENCE STORE DEVELOPMENT SITE

HOBNOCK ROAD, ESSINGTON,
SOUTH STAFFORDSHIRE



- Outline Planning Permission
- 300sqm of retail space
- Offers invited

LOCATION

The site is located on the edge of Essington, a village in South Staffordshire approximately 4 miles from Wolverhampton and 4 miles to Walsall.

Access to the national motorway network can be gained at Junction 10A of the M6 and Junction 1 M54 motorway which is approximately 4km from the site.

DESCRIPTION

The site extends to approximately 0.2 acre and forms part of a larger housing development being constructed by Bovis Homes. The Bovis Homes development comprises 230 houses are currently under construction and sales are proceeding well.

The land is identified for a local convenience store with the capacity to accommodate a store of 300sqm plus occupies a prominent frontage site.

Land is available for a car park if required.

PLANNING

The site lies within the jurisdiction of South Staffordshire District Council. Reserved matters planning approval was granted on 20th December 2018 for the erection of 230 dwellings with ancillary parking, private amenity space, site infrastructure and landscaping. This followed an approved outline application ref: 16/00487/OUT.

SERVICES

We are advised that service connections with adequate capacity will be available at the edge of the site.

LEGAL

The freehold interest in the whole is for sale as one lot with vacant possession upon completion.

Please note that our clients will sell the land with a covenant limiting use of the land to planning use class A1 (Shops) for use as a convenience store.

GUIDE PRICE

Offers are invited. VAT will be charged.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

If you require access to the site, then please contact the sole agents.

Further information is available from Chontell Buchanan on 01902 71099 or email chontell@firstcity.co.uk, please quote reference 4685.

SITE PLAN



LOCATION PLAN



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

tel: **01902 710999**

www.firstcity.co.uk

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England
no. 1764529



Regulated by RICS

Certificate No. FS 34830