

# 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 20<sup>th</sup> 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**

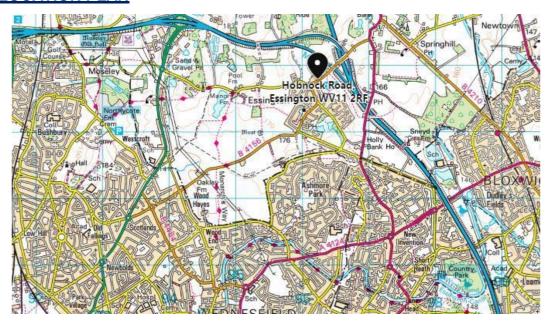
If you require access to the site, then please contact the sole agents.

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

## **SITE PLAN**



# **LOCATION PLAN**



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