

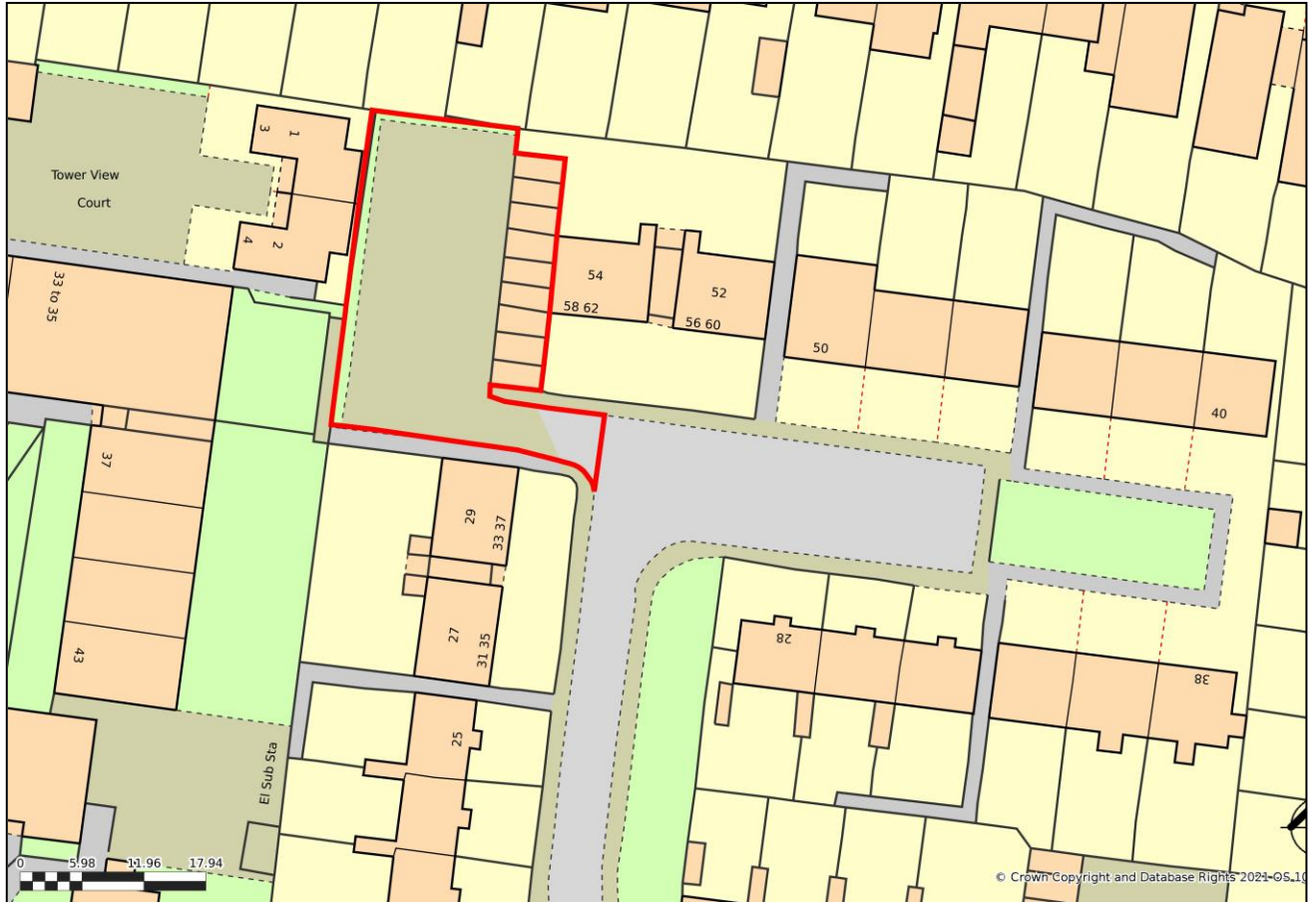
# FOR SALE

## RESIDENTIAL DEVELOPMENT

# TSR

TOWLER SHAW ROBERTS

## PROPOSED RESIDENTIAL DEVELOPMENT



Land off  
Alpha Way  
Great Wyrley  
WS6 6AH

- Residential Development Opportunity
- Planning permission for 2 x Three Bedroom houses
- Approx. 0.15 acres
- Situated in a residential suburb
- Offers are invited in the region of £140,000

## Call 01902 421216

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

## Location

The property is located within the residential rural Walsall suburb of Great Wyrley.

The area benefits from all desired amenities and provides close connectivity to the Midlands motorway network, M6.

The property is in close proximity to Orbital Retail Park, Cannock, approx. 2.9 miles north.

## Description

The site extends to approximately 0.15 acres (0.06 hectares) and has planning permission for 2no 3-bedroom semi-detached houses situated just off Alpha Way, with front and rear gardens and off-street parking. Planning reference: **22/01017/FUL**

## Accommodation (Net Internal Area)

	<u>Acres</u>	<u>Hectares</u>
Total Site Area	0.15	0.06

## Tenure

The site is understood to be of Freehold tenure and is offered for sale by private treaty.

The vendor is unable to give warranties on ground & building conditions, environmental matters, services, third party rights, etc. Offers are invited on an Unconditional basis and prospective purchasers must make their own enquiries and investigations.

## Guide Price

Offers in the region of **£140,000** are invited.

## Ground Conditions

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

## Services (Not Checked or Tested)

We understand that mains water, gas, drainage and electricity are connected to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

## Rights of Way, Wayleaves etc.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.



## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## Local Authority

The property is located within South Staffordshire Council.

## Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@trsurveyors.co.uk](mailto:wolverhampton@trsurveyors.co.uk).

September 2023

**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
Tel: **01902 421216**

Also at  
**TSR House**  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Also at  
**Unit 8, Hollinswood Court**  
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection From Unfair Trading Regulations 2008

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