

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## GARAGE SITE IN POPULAR RESIDENTIAL AREA



**Garages at 20 Alpha Way**  
**Great Wyrley**  
**Walsall**  
**Staffordshire**  
**WS6 6AH**

- Potential Development Opportunity
- Terrace of 9 Garages
- Approx. 0.21 acres
- Situated in a residential suburb
- Offers are invited in the region of £95,000.00

## Call 01902 421216

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

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## 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 0.21 acres (0.06 hectares) and consists of a terrace of 9 garages. Potential for residential development (subject to planning permission).

## Accommodation (Net Internal Area)

	Acres	Hectares
Total Site Area	0.21	0.086

## 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 **£95,000.00** are invited.

## Ground Conditions

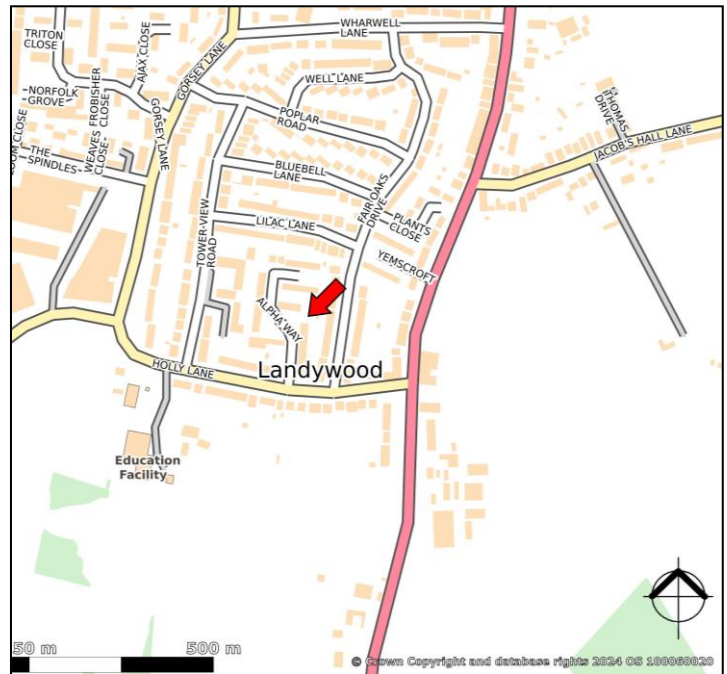
Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

## 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.



For Reference Only

Scale: Not to Scale

## 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@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

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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Important Notice

May 2024

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.