

FOR SALE

RESIDENTIAL DEVELOPMENT SITE IN STAFFORDSHIRE



48-53 OXFORD CLOSE
GREAT WYRLEY
WS6 6BT

TSR

TOWLER SHAW ROBERTS

LOCATION

The site is located in the Staffordshire town of Great Wyrley, positioned amongst residential housing and therefore development of this plot into additional residential accommodation would not be out of place for their surroundings, for which planning has been secured.

DESCRIPTION

The existing garage buildings follow a standard construction of single storey brick outer walls, breeze block dividing walls, either wooden or metal doors, and flat felted roofs. The floors are concrete which then extends to the external areas of the site.

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 in the region of **£50,000**, on an Unconditional basis and prospective purchasers must make their own enquiries and investigations.

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.

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.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

PLANNING AND DEVELOPMENT

Approved planning has been obtained as detailed below:

<u>Location</u>	<u>Planning Application</u>	<u>Development</u>
48-53 Oxford Close	20/00491/FUL	1 x 2 Bedroom House

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.

VAT

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

VIEWINGS

Strictly by prior appointment with the sole Selling Agents...

Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.

Tel: 01902 421216.

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Important Notice

"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."