



**45, Rookery Road/ Bayliss Avenue, Lanesfield**  
**WV4 6NN**

**Taylors**

Guide Price  
**£699,950**



**Prime Residential Development Opportunity – Rookery Road, Wolverhampton**  
An exceptional opportunity to acquire a freehold development site extending to approximately 1.31 acres (0.53 hectares), located in a popular and well-connected area of Wolverhampton.

The site had planning permission (NO LAPSED) for the construction of 22 dwellings, in addition to an existing THREE BEDROOM DETACHED house (Rookery Road).

#### Location

Situated off Rookery Road and Bayliss Avenue.

Excellent access to Birmingham New Road (A4123).

Approx. 2.5 miles from Wolverhampton City Centre and 1.5 miles from Bilston Town Centre.

Well-served by public transport: Mainline stations: Coseley & Wolverhampton.

Metro stops: Bilston Central, Loxdale, Bradley Lane (within 2 miles).

Motorway access via M6 J10 and M5 J2 (approx. 4 miles).

#### Description

Comprises existing dwelling and curtilage plus extensive paddocks to the rear.

Broadly rectangular site offering a well-balanced layout for residential development.

Previously Approved Planning Permission (NOW LAPSED)

Previous permissions granted by Wolverhampton City Council: Ref: [17/01495/FUL](#) & [19/00106/FUL](#).

Approved scheme included: 10 semi-detached houses

4 detached houses

8 apartments

Includes access improvements and landscaping works.

Full documentation available on request.

#### Tenure

Freehold with vacant possession upon completion.

#### SEDGLEY BRANCH

**Auctioneer Comments** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.8% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part consideration for the property in the calculation for stamp duty. The buyer is required to go through an identification verification process to provide proof of how the purchase would be funded. This property is part of the Sedgley Branch Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

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**Tenure:** Freehold

**Property Type:** Land

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- POTENTIAL DEVELOPMENT LAND
- APPROX 1.31 ACRES (0.53 HECTARES)
- INCLUDES THREE BEDROOM DETACHED FAMILY HOME WITH GARAGE, DRIVEWAY, FRONT & REAR GARDENS
- PREVIOUSLY APPROVED PLANNING FOR 22 DWELLINGS (NOW LAPSED)
- MODERN METHOD OF AUCTION

**GENERAL INFORMATION:** As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **PROPERTY MISDESCRIPTIONS ACT 1991:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOORPLAN - FOR GUIDE PURPOSES ONLY:** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor). These particulars are intended only as a guide and must not be relied upon as statement of fact. **POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS.** Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

#### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars.

The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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