

3D Image



17 Clifton Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

Planning Permission For The Construction Of Two 4 Bedroom 4 Bathroom Detached Houses In A Favoured Address Of Tettenhall!

17 Clifton Road, Tettenhall, Wolverhampton, WV6 9AN
Asking Price: £580,000

Current Site Details

- Tenure: Freehold**
- Council Tax: Band G – Wolverhampton**
- EPC Rating: G (18) No: 0958-3944-6222-7836-2920**
- Total Floor Area: 2766sq feet (257sq metres) Approx.**
- Services: We are informed by the Vendors that all main services are installed**
- No Upward Chain**
- Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**
- Mobile: Ofcom checker shows three of four main providers have variable coverage indoor and all four have good coverage outdoor.**

Full description:

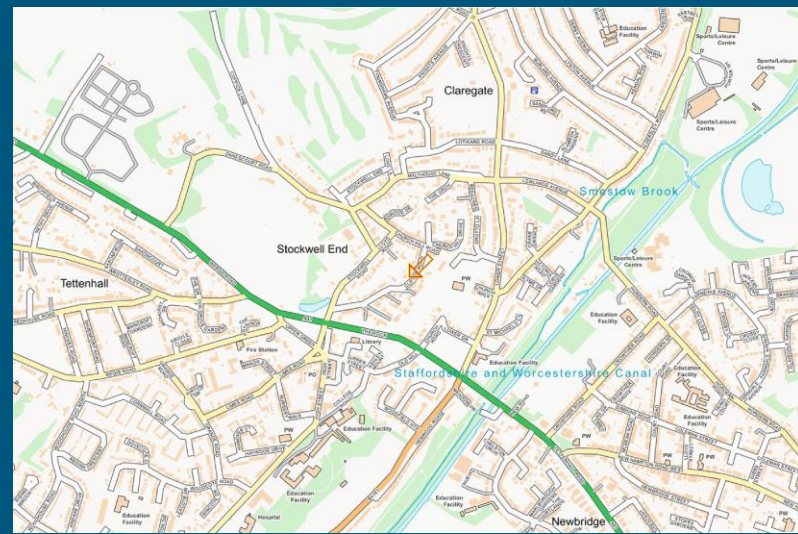
A freehold site of approx. 17,942sq feet in one of the most premium locations in Tettenhall, adjacent to Tettenhall Pool & Green, together with Tettenhall Village High Street within walking distance, this unique site has approved Planning Permission (Wolverhampton Council – Ref: 24/01053/Ful) for the demolition of the existing two storey detached house and the erection of two 4 bedroom, 4 bathroom detached houses with a total floor area of Plot 1 = approx. 2464sq feet and Plot 2 = approx. 2,281sq feet.

Location:

Located just off Stockwell Road and the A41, Clifton Road occupies one of the most prestigious roads within the locality, convenient for the local amenities available in Tettenhall Village, High Street including a range of local shops, coffee shops, bank & post office. Not only has Clifton Road been held in high regards, the site is located within Tettenhall Green Conservation Area. The area is also served well by schooling in both sectors with Tettenhall College, Wolverhampton Grammar School, Wolverhampton Girls High, & Newbridge Preparatory School all in easy reach. Also very useful for Tennis & Cricket clubs, Golf courses, Gym, and of course opposite Tettenhall Green with the use of an outdoor pool and playing fields, Wolverhampton city centre is also only 3miles away.

Description :

A unique and exciting opportunity to purchase a site in such a sought after location with the rare chance of building two individually designed detached houses. Originally the plot of a detached two storey house which has fallen into disrepair, the private site has approved planning permission for 2x Bespoke 4 Bedroom 4 Bathroom Detached Houses. Early interest is highly recommended to appreciate this rare purchase!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	



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A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Plot 1

Accommodation - The proposed accommodation for Plot 1 detached house at approx. 2,464.9sq feet (229.5sq metres) comprises:

Ground Floor: Approx. 1,410.0sq feet (131.0 sq. metres)

- Reception Hall
- Guest Cloakroom
- Lounge: 19'2" (5.86m) x 11'2" (3.36m)
- Full Width Open Plan Kitchen with Family/ Sitting Room: 34'1" (10.4m) x 14'9" (4.56m) x 10'9" (3.35m)
- Utility
- Guest Bedroom: 13'7" (4.20m) x 12'2" (3.71m)
- Ensuite
- Garage: 16'1" (4.91m) x 9'8" (3.00m)

First Floor: Approx. 1,054.8sq feet (98.5sq metres approx.)

- Galleried Landing
- Bedroom One: 15ft (4.60m) x 13'7" (4.20m)
- Bedroom Two: 14'9ft (4.56m) x 13'7" (4.20m)
- Bedroom Three: 12'6" (3.83m) x 9'8" (3.00m)
- Three Ensuite Shower Rooms
- Study: 8'9" (2.72m) x 7'5" (2.28m)

Outside

- Enclosed Rea-r Garden
- Driveway

Plot 2

Accommodation - The proposed accommodation for Plot 2 detached house at approx. 2,281.9sq feet (212sq metres) comprises:

Ground Floor: Approx. 1,184.3sq feet (110 sq. metres)

- Reception Hall
- Guest Cloakroom
- Lounge: 19'2" (5.86m) x 11ft (3.36m)
- Breakfast Kitchen: 14'10" (4.56m) x 13'8" (4.20m)
- Utility
- Guest Bedroom: 14'2" (4.33m) x 12'2" (3.71m)
- Ensuite: 9'4" (2.86m) x 5'7" (1.75m)
- Garage: 17'5" (5.63m) x 9'8" (3.00m)

First Floor : Approx. 1,0978.9sq feet (102 sq. metres)

- Galleried Landing
- Bedroom One: 18'5" (5.63m) x 9'8" (3.00m)
- Bedroom Two: 15ft (4.60m) x 13'7" (4.20m)
- Bedroom Three: 14'9" (4.56m) x 13'7" (4.20m)
- Three Ensuite Shower Rooms
- Study: 8'9" (2.72m) x 7'5" (2.28m)

Outside

- Enclosed Rear Garden
- Driveway

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Current Site: Back

PROPERTY MISDESCRIPTION ACT 1981
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTORS ACT 1967 - CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.
Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.

STOCKWELL END

CLIFTON ROAD



Current Site Plan

STOCKWELL END

CLIFTON RC



Existing hedgerow vegetation on either side of access drive to be trimmed and cut back to a height of no more than 600mm to improve visibility at site entrance.

Denotes area of existing vegetation to be trimmed ensure it is no more than 0.6m in height to provide sufficient visibility splay.

Proposed Site Plan



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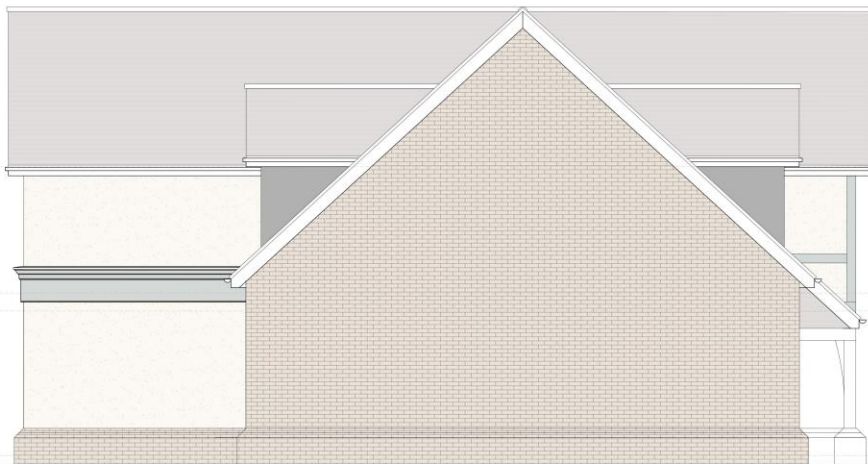
Plot 1: Elevations



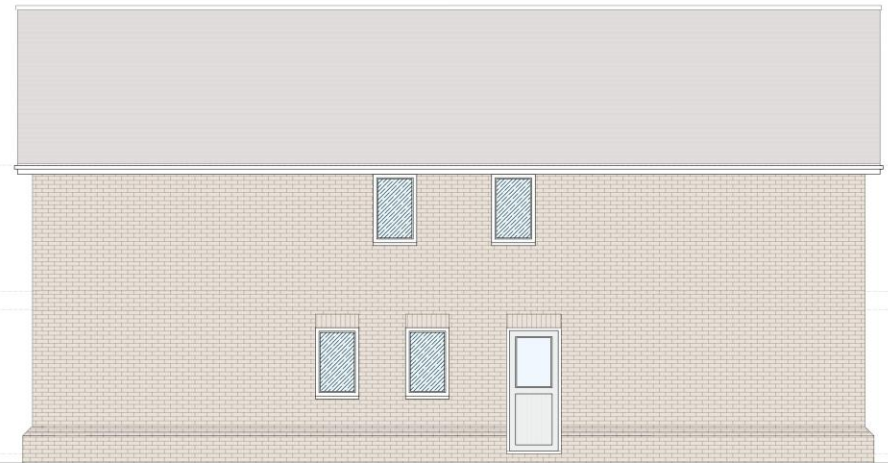
Front Elevation



Rear Elevation

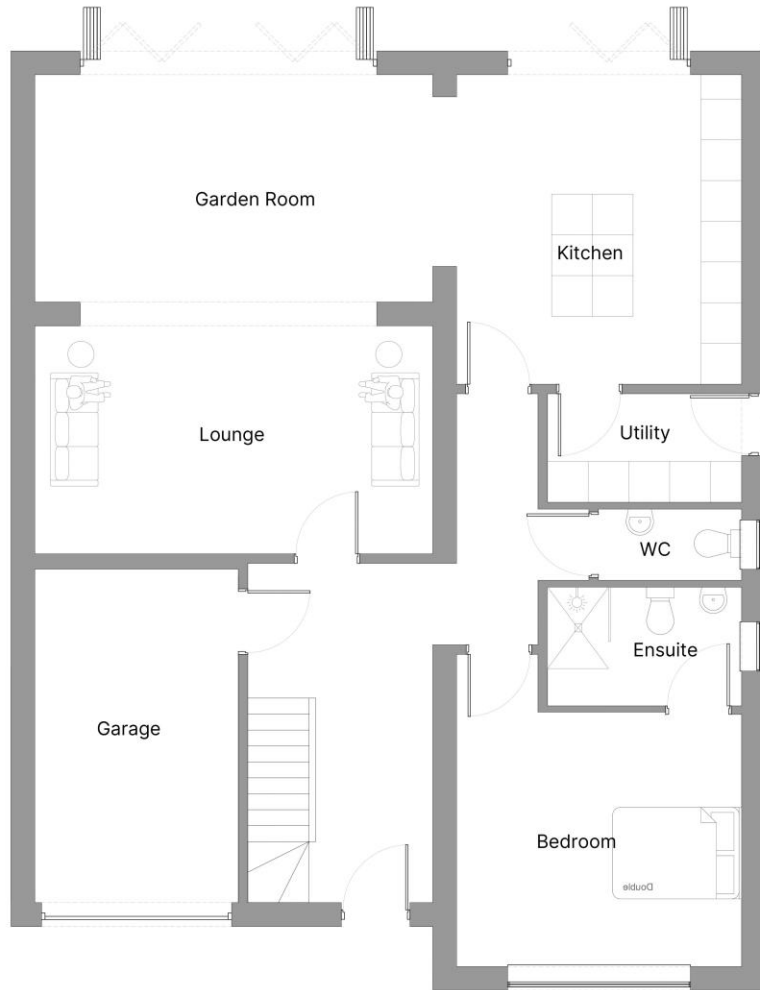


Side Elevation



Side Elevation

Plot 1: Plan



Ground Floor Plan



First Floor Plan

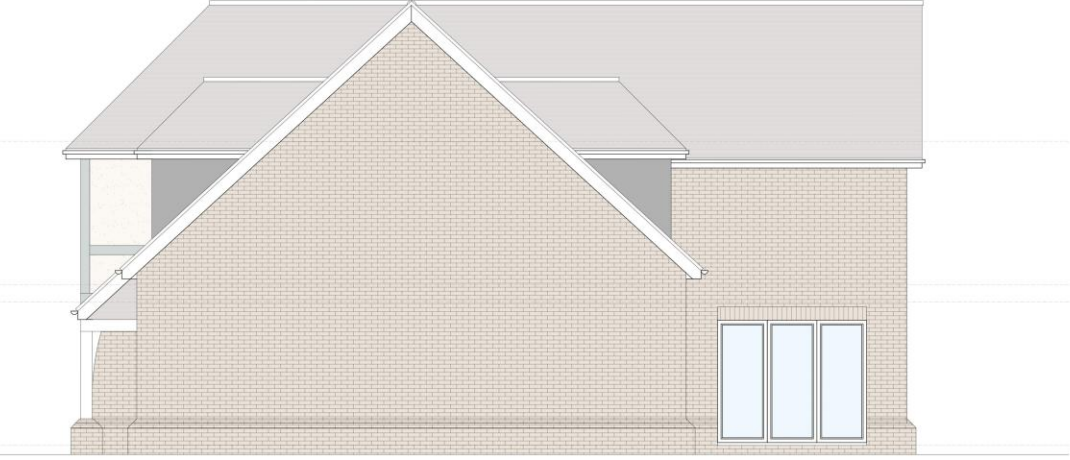
Plot 2: Elevations



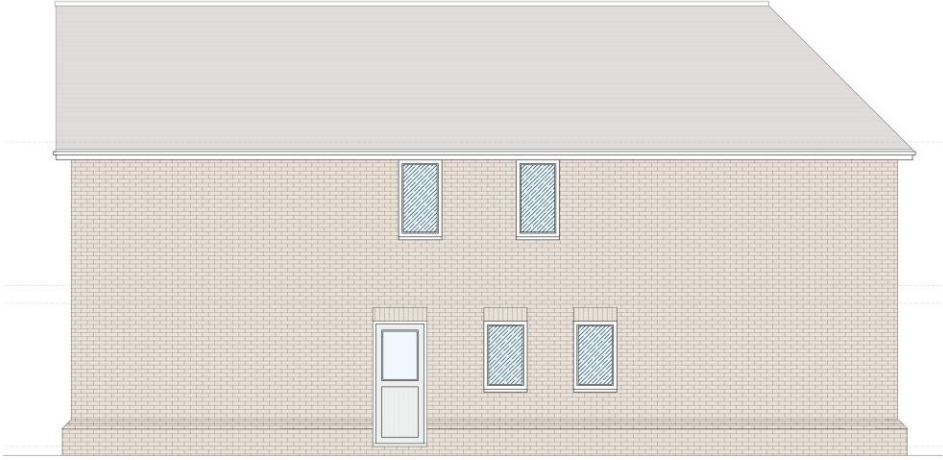
Front Elevation



Rear Elevation

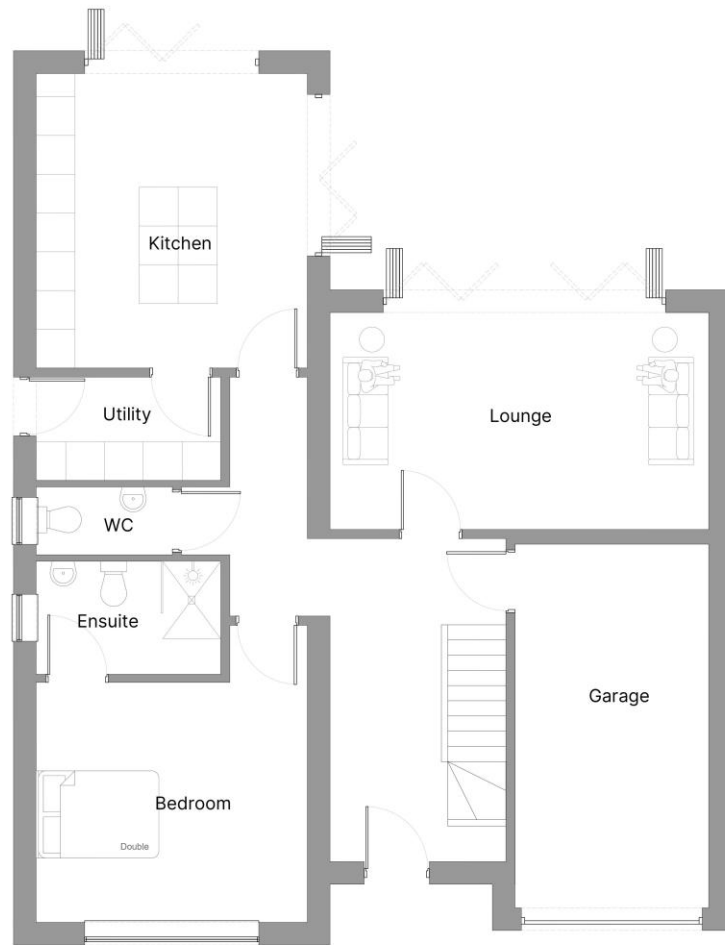


Side Elevation



Side Elevation

Plot 2: Plans



Ground Floor Plan



First Floor Plan