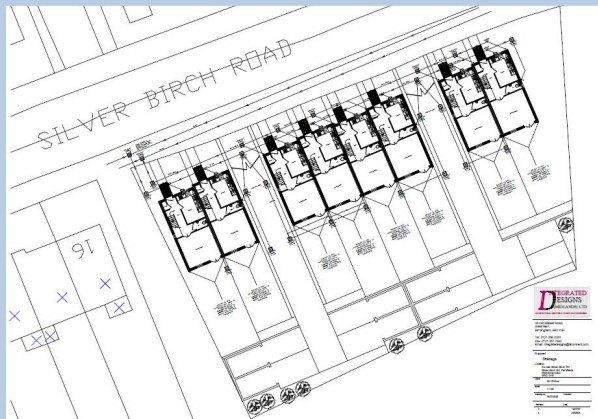




# FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION

Site at Silver Birch Road  
Parkfields  
Wolverhampton  
WV2 1HS



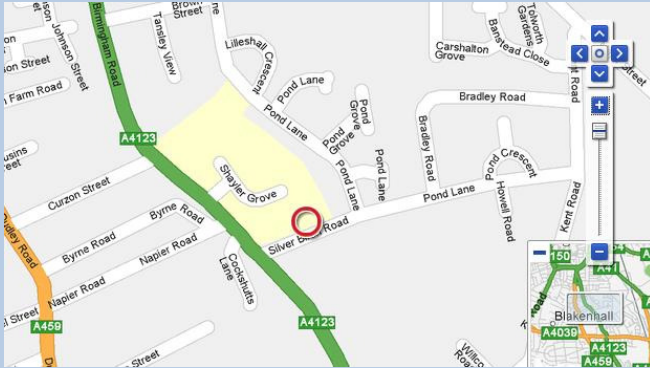
- Site area approximately 1,950 sq m
- Planning permission for development of 8 semi detached houses
- Prominent site in residential location
- 0.5 mile from Wolverhampton City Centre

**OFFERS INVITED**



## LOCATION

The site is situated along Silver Birch Road which leads directly off the A4123 Birmingham Road, which in turn leads directly from the main ring road. The site is located approximately 0.5 miles south of Wolverhampton City Centre, with good access to local amenities and transport networks.



## DESCRIPTION

The site formerly incorporated the Silver Birch Public House and now offers excellent development potential by way of a predominantly rectangular shaped site benefitting from residential planning consent.

## SITE AREA

Site area extends to approximately 1,950 sq. m or thereabouts.

## TOWN & COUNTRY PLANNING

Planning permission for the development of 8 semi detached dwellings was granted by Wolverhampton City Council. A copy of this planning permission together with the relevant plans is available for inspection at the Agent's offices. All planning enquiries should be made via Wolverhampton City Council.

## SERVICES

Main services are understood to be made to be available in the vicinity of the site but prospective purchasers should make their own independent enquiries as to the suitability of the services for their particular requirements.

## GROUND CONDITIONS & CONTAMINATION

Prospective purchasers must undertake their own investigations and independently satisfy themselves as to suitability of the for any development proposed.

## RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTED COVENANTS ETC

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

## VALUE ADDED TAX

VAT will be applicable on the purchase price of this particular site.

## PLANS

Any plans provided with these particulars are for identification purposes only and their accuracy cannot be guaranteed.

## FURTHER INFORMATION

Please contact James Mattin at Bond Wolfe on 0121 524 1172