

FREEHOLD - FOR SALE

HOUSE & LAND WITH DEVELOPMENT POTENTIAL – STP

The Wergs – Land at Danescourt Children’s Home, Danescourt Road, Wolverhampton, WV6 9BH

Site area 0.5 hectares or thereabouts (1.24 acres)



CITY OF
WOLVERHAMPTON
COUNCIL

For Sale by Private Treaty

For Sale – House and land with Development Potential (Subject to Planning)

OPPORTUNITY

The Property comprises a two-storey building with bedrooms on the first floor, situated within a demise of 0.5 hectares or thereabouts (1.24 acres). Last used to support Children in Care, this use has now ceased and the Property has been declared surplus. It is a unique opportunity for conversion into a single residential dwelling or perhaps a modest high-quality residential development within the grounds, subject to planning approval.

LOCATION

This Property is located in Tettenhall approximately 2.6 miles north-west of Wolverhampton City Centre with easy access to the A41 Wergs Road. Wolverhampton is located to the west of the West Midlands Conurbation and has excellent connectivity being on the West Coast Mainline Railway and with good access to the M5, M6 and M54 motorways.

DESCRIPTION

The building is of red brick, stretcher bond construction with double glazed windows, under a pitched clay tiled roof, ground and first floors. Access into the Property is over an access from Danescourt Road shared with the adjoining Danescourt Manor development, the location of which is marked "A" on the front and back cover of these particulars. Danescourt Road is a direct access to the A41. Externally, the Property includes a tarmac car park, lawn, shrubs and mature trees.

Ground floor comprises meeting rooms, a kitchen with pantry and utility rooms, WCs and boiler room.

First floor comprises an office and four bedrooms all with en-suites plus a separate bathroom.

SCHEDULE OF EXISTING FLOOR AREA

Building	GIA (Sq M)	GIA (Sq ft)
House Ground Floor	180	1,937
House First floor	132	1,424
Total	312	3,361

* Floor areas are indicative only.



SERVICES

The Property benefits from all mains services including drainage, gas, electric, water and telecoms. Interested parties should make their own enquires.

TENURE

The disposal is on the basis of a freehold interest with vacant possession upon completion.



PLANNING

The Property is within the City of Wolverhampton Council boundary and is currently within the Green Belt.

Para. 152 of The National Planning Policy Framework (NPPF) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. It lists an exception to this as:

“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”.

Interested parties are invited to email jobe.elwell@wolverhampton.gov.uk with any questions and/or proposals.

A planning statement for the Property is available within the data room.

VAT

The Property is not elected for VAT.

METHOD OF SALE

The Property is for sale by private treaty and interested parties are invited to submit written proposals to Bruton Knowles Birmingham office using the bid proforma which is in the data room.

Unconditional offers are preferred, however offers subject to planning permission will also be considered.

The Vendor reserves the right to proceed to best and final offers by informal tender.

DATA ROOM

An online data room has been prepared and contains the following information: planning statement, title investigation report, title plan (WM978011), consultant design scheme and bid proforma. For access, please email julie.mills@brutonknowles.co.uk.

UPLIFT

The Vendor will require the retention of an uplift of 50% of any increase in price where the Property is sold undeveloped within five years from the date of completion.

GUIDE PRICE

Offers invited

VIEWINGS

Viewings are strictly by appointment only via Bruton Knowles. A series of block viewings will be arranged throughout the marketing period and for further details of dates and times please contact julie.mills@brutonknowles.co.uk.



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