

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## CLEARED GARAGE SITE WITHIN POPULAR VILLAGE



**BROOK ROAD  
WOMBOURNE  
WOLVERHAMPTON  
WV5 0EQ**

- Former Garage plot For Sale
- Approx. 0.22-acre plot
- Potential for development (STP)
- Situated in the popular village of Wombourne
- **Offers are invited in the region of £70,000**

## Call 01902 421216

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

Situated on Brook Road within the popular residential village of Wombourne, the site is positioned close to the main A449 Stourbridge Road which provides links to Wolverhampton City Centre (approx. 4.6 miles north east) and Stourbridge (approx. 5.8 miles south east).

## Description

The site extends to approximately 0.22 acres (0.088 hectares).

The Vendor is undertaking works to demolish the garages on-site. There is potential for development (subject to planning and existing rights of access).

## Accommodation

	<u>Acres</u>	<u>Garages</u>
Brook Road	0.22	20

## 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 on an Unconditional basis and prospective purchasers must make their own enquiries and investigations.

## Guide Price

Offers are invited in the region of **£70,000**.

## 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.

## Services (Not Checked or Tested)

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

## 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.

## VAT

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



For Reference Only

Scale: Not to Scale

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## Local Authority

The property is located within South Staffordshire Council.

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

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Consumer Protection From Unfair Trading Regulations 2008

July 2023

"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.