

# FOR SALE

THREE GARAGE PLOTS FOR SALE WITH THE POTENTIAL FOR DEVELOPMENT (STP)



11-16 Beech Grove  
Huntington  
Cannock  
WS12 4QW

1-10 Silver Birch Road  
Huntington  
Cannock  
WS12 4QN

62-84 Midland Road  
Huntington  
Cannock  
WS12 4PL

TSR

TOWLER SHAW ROBERTS

## LOCATION

The garage plots are located within the popular residential village of Huntington, Cannock, the site is positioned along the A34 road just north of Cannock, approximately 3.4 miles from Cannock City Centre. Situated near four train stations – including Hednesford and Cannock – and eight nearby schools.

## DESCRIPTION

There are a total of 28 garages available over the 3 garage plots that follow a standard construction of single storey brick outer walls, breeze block dividing walls, with either wooden or metal doors. Whilst the garages at Beech Grove and Silver Birch Road have flat felted roofs, the garages at Midland Road benefit from pitched tiled roofs. The floors are concrete which then extends to external areas of the site.

Each site has the potential for residential development (subject to planning).

## TENURE

The site is understood to be of Freehold tenure and is offered for sale by private treaty with vacant possession upon completion.

The vendor is unable to give warranties on ground and building conditions, environmental matters, services, third party rights, etc.

## PRICE

Each site is being offered “sold as seen” for a purchase price as listed below...

- **11-16 Beech Grove - £35,000**
- **1-10 Silver Birch Road - £55,000**
- **62-84 Midland Road - £70,000**

Offers are invited on an unconditional basis and prospective purchasers must make their own enquiries and investigations.

## 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.

## 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.

## ACCOMMODATION

	<u>Acres</u>	<u>Hectares</u>
11-16 Beech Grove	0.11	0.05
1-10 Silver Birch Road	0.08	0.03
62-84 Midland Road	0.17	0.07

## SERVICES

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

## LOCAL AUTHORITY

The property is located within South Staffordshire Council.

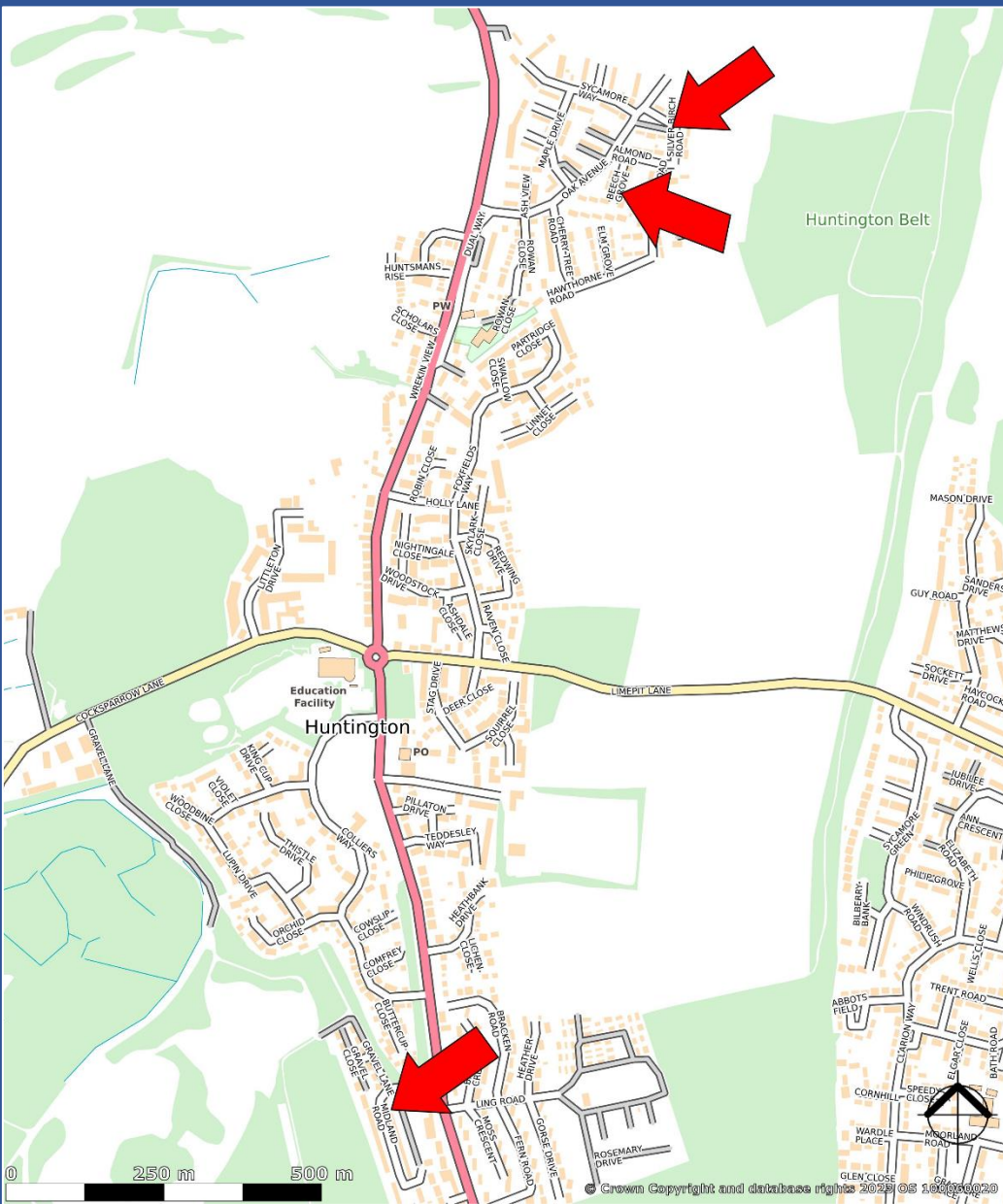
## ANTI-MONEY LAUNDERING (AML) REGULATIONS

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## LEGAL COSTS

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





### VAT

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

### VIEWINGS

Strictly by prior appointment with the sole Selling Agent, Towler Shaw Roberts LLP, 4 Tettenhall Road, W'ton, WV1 4SA.

Tel: 01902 421216.

Email: [wolverhampton@tshsurveyors.co.uk](mailto:wolverhampton@tshsurveyors.co.uk)

#### Important Notice

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