

FOR SALE



RESIDENTIAL DEVELOPMENT FOR 17 APARTMENTS 96 LINDON ROAD, BROWNHILLS, WS8 7BW



LOCATION

The site is located on Lindon Road, in the Walsall Wood area, a high-density residential suburb of Walsall. The site lies 5 miles North of Walsall Town Centre and is well placed for access to the Midland motorway network.

DESCRIPTION

The site comprises of a former public house premises occupying a prominent position fronting Lindon Road. The site is rectangular in shape and occupies approximately 0.357 acres

PLANNING PERMISSION

The site is being sold subject to planning permission for the demolition of the existing building and erection of a new three storey residential block comprising of 17 flats with 20 car parking spaces set behind electronically operated gates.

ACCOMMODATION

Site area of 0.357 Acres approx. Building unmeasured.

TERMS/TENURE

Offers in the region of **£400,000** are sought for the freehold interest, subject to full planning permission being granted. The property being sold is held freehold under title number: WM409431..

SERVICES

We understand that mains services are connected on, or adjacent to the subject premises. The agents have not tested the suitability of the connections and recommend that all interested parties carry out their own due diligence.

LEGAL COSTS

Each party is to be responsible for their own legal costs and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE

Available upon request from the agent.

VAT

We understand that VAT is not payable on the price, however, interested parties are advised to make their own enquiries.

VIEWINGS

Site inspections can be arranged via AMT Commercial on **01527 821 111**

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