



Land off Craddock Street, Wolverhampton WV6 0QJ

Property Summary

- Circa 3 acres of level, secure and gated land
- Residential or retail potential (STP and necessary consents)
- Previous Class E planning use

For enquiries please call or email:

07753 572411 – info@georgepropertygroup.com

Location

The property occupies a prominent position on Craddock Street and has strong links to the local road network, namely, the A41 (Tettenhall Road) and the A449 (Stafford Road) leading onto the M54 and M6. In addition, the property is within a short distance to Wolverhampton City Centre (1 mile away) and Molineux football stadium.

The property is located within a large residential catchment with a reasonable commercial presence. SEAT Wolverhampton and a range of local independent retailers are located a short walking distance away.

Description

The property currently comprises a large, level secure and gated yard benefiting from partial concrete slab and part tarmac ground surfaces. The site area extends to circa 3 acres and offers extensive storage and circulation areas as well as 129 parking spaces.

Positive pre-application advice received from Wolverhampton city council for a residential scheme onsite. The site previously housed a 40,000 sq ft unit which benefitted from Class E planning use.

Price/Rent

Price and rent upon application.

Tenure

The site is offered with freehold or leasehold tenure with lease terms to be agreed.

Business Rates

To be assessed.

Planning

The property was previously used as a gymnasium under Use Class E. Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

The site falls within the boundaries of Wolverhampton City Council's jurisdiction.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are strictly via appointment with George Property Group. Please call 07753 572411 for an appointment.

VAT

All figures quoted are exclusive of VAT, but subject to VAT if applicable.

TO LET/MAY SELL

