

Chartered
Surveyors



Property
Consultants

SJ/EL

**FOR SALE
RESIDENTIAL BUILDING PLOT
WITH PLANNING PERMISSION**
Known As
**LAND TO THE REAR OF 58 BROWNHILLS ROAD
NORTON CANES
WS11 9SE**

LOCATION: The site is situated to the rear of 58, Brownhills Road, Norton Canes and is accessed via a shared driveway. The site is situated in a mixed commercial and residential location with a range of retailers including Co-Op, Funeral Directors, Pharmacy, Chinese Takeaway, Indian Takeaway, Bakery and Hairdressers.

DESCRIPTION: The land is fairly level, irregular in shape and is currently grassed. The site has Planning Permission (CH/15/0396) for the erection of a Detached Two Bedroom Bungalow with a separate application number (CH/18/358) for the erection of a Detached Garage.

SERVICES: We understand that the site does not have any services, but they will be available in the pavement to Brownhills Road.

TENURE: Believed Freehold.

VIEWINGS: Contact Fraser Wood Commercial on 01922 629000. Please note that all parties viewing the land do so at their own risk and neither the vendor nor the agent accept any responsibility or liability as a result of any such viewings.

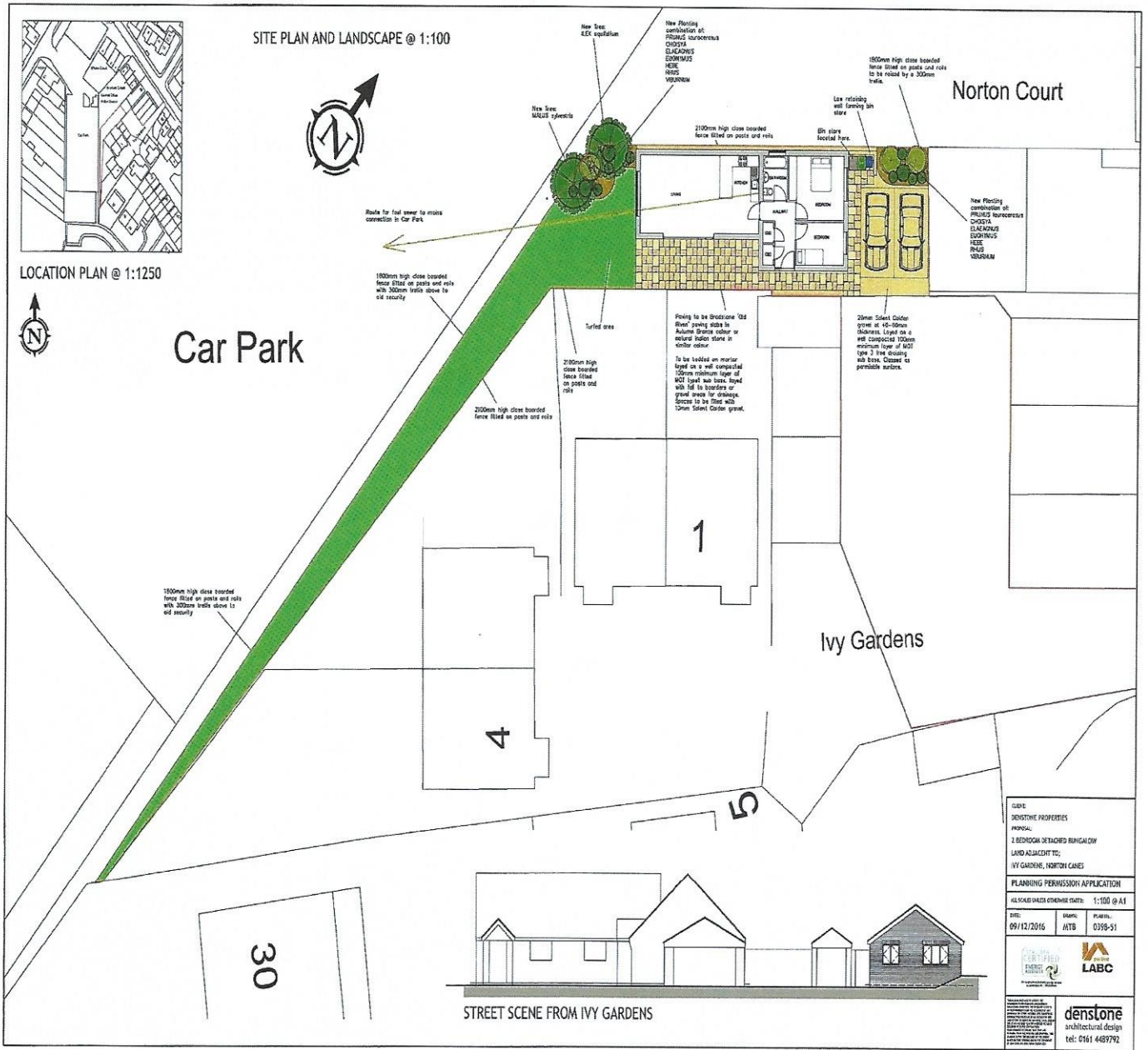
SJ/EL/24/08/2020



16, Lichfield Street, Walsall WS1 1TS
www.fraser-wood.co.uk
Fax: (01922) 721065 DX: 12109 WALSALL



Land to the rear of 58 Brownhills Road, Norton Canes, WS11 9SE.



CLIENT	
DENSTONE PROPERTIES	
ADDRESS	
1 BEDROOM DETACHED SEMI-DETACHED	
LAND ADJACENT TO:	
IVY GARDENS, NORTON CANES	
PLANNING PERMISSION APPLICATION	
APPLICABLE UNDER ORDINANCE DATE: 1:100 @ A1	
DATE	SCALE
09/12/2016	A1/B
PROJECT	0398-51
tel: 0161 449792	

SJ/EL/03/09/2020

N.B. Rents and Prices quoted may be subject to VAT.

CONDITIONS UNDER WHICH PARTICULARS OF THIS PROPERTY ARE ISSUED. Fraser Wood Commercial, for themselves and the Vendor/Lessor of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a Contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fraser Wood Commercial, or the Vendor/Lessor. (3) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. (4) Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor/Lessor does not make or give, and neither Messrs. Fraser Wood Commercial, nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

© FRASER WOOD 2020