



Vehicular access viewed east



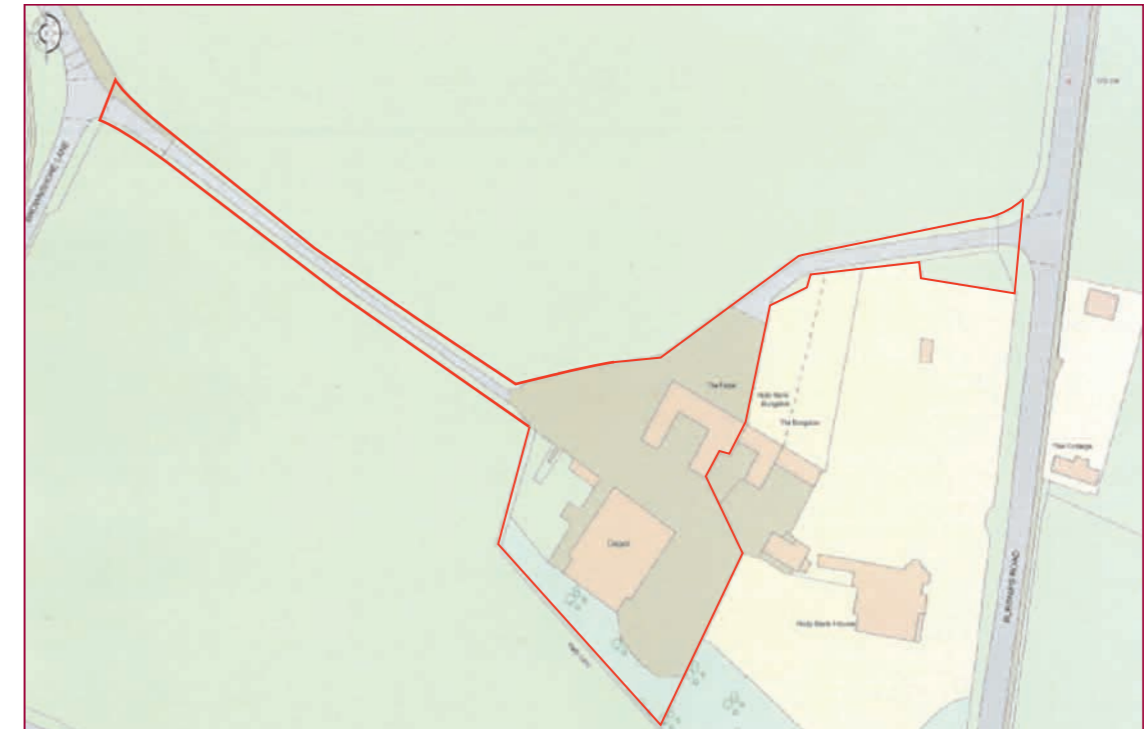
Vehicular access onto Bursnips Road viewed south



Vehicular access onto Brownshore Lane viewed south east



**PREMISES OFF BURSNIPS ROAD, ESSINGTON,
STAFFORDSHIRE, WV11 2RA**



**0.66 HECTARES (1.64 ACRES)
WITH BUILDINGS TOTTALLING 9,000 SQUARE FEET**

Of interest to occupiers and developers for General Industrial Use (B2)
or alternative uses subject to planning permission

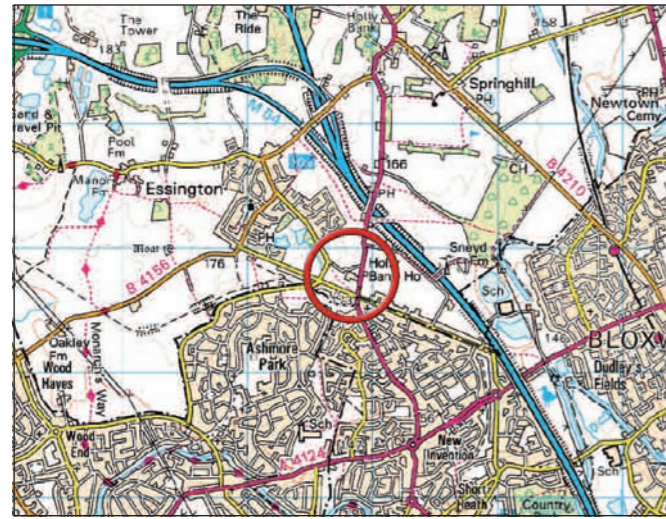
FREEHOLD FOR SALE

Offers Invited

Location:

The premises are located in the West Midlands conurbation to the west of Bursnips Road, Essington off the A462 leading between Willenhall and Cannock. Access to the premises may be gained either via Bursnips Road or Brownshore Lane.

Essington lies to the north east of Bloxwich, near to Junction 11 of the M6 motorway, Junction 1 of the M54 motorway and Junction T8 of the M6 Toll Road.



Location Map

In the village there is St Johns' Primary School a Post Office, the Minerva Inn Public House, a General Store and Mini-Market with off license, Greengrocer, Hairdressers, Beauty Salon, and St Johns Church. Further amenities are within easy travelling distance at Cannock town centre and Wolverhampton City centre.

Distances – Cannock 4 miles; Wolverhampton 6 miles; Walsall 10 miles; Lichfield 17 miles; Telford 19 miles and Birmingham Airport 31 miles.

Description:

The premises comprise of the 'Central Garage Depot' a sheet clad portal frame building set behind a brickwork facade which extends to approximately 5,900 square feet (gross external area) plus the 'Forge' a brick and tile single storey semi-detached building of approximately 3,100 square feet (gross external area).

The premises are well served by extensive surfaced and hardstanding areas as detailed within these particulars.

The eastern boundary adjoins existing residential properties comprising Holly Bank bungalow, the bungalow and Holly Bank House with Bursnips Road beyond. To the south, west and north is agricultural land currently designated as Green Belt and as a Landscape Improvement Area within the Adopted South Staffordshire Local Plan.



Premises Plan

Planning Permission:

The site is located outside the development boundary of Essington. A Certificate of Lawfulness of Existing Use was granted by the Local Authority South Staffordshire Council for the repair, service and maintenance of vehicles, plant and equipment as comprised within B2 of the Use Classes Order 1987 on 8 February 2011 under planning reference number 10/00754/LUE.

The vendor's legal advisors have advised it is possible to use up to 235 square metres of a Class B2 site for other purposes falling within Class B1 or within Class B8 without the need to obtain planning permission. Class B8 relates to storage and distribution uses rather than any form of industrial process.

Services:

The premises have previously benefitted from mains water, telecommunications, electricity and foul water connections. None of the services or appliances have been inspected or tested and purchasers should rely upon their own investigations.

Information Package:

An information package is available on compact disc format to prospective purchasers upon receipt of a written expression of interest. Alternatively, a paper copy may be inspected by prior appointment at the offices of the sole agent, or purchased for an administration cost of £25.00 plus VAT. This package contains:

- Site Plans
- Land Registry Title Documentation
- Sewer and existing mains services records.
- Staffordshire County Council – Adopted Highway Extents
- Certificate of Lawfulness of Existing Use – Application Number 10/00754/LUE
- Planning History with South Staffordshire Council
- Planning Policy Summary
- Site Photographs

Method of Sale:

The premises are offered for sale by informal tender with vacant possession upon legal completion, subject to terms of the Title Deeds. Unconditional offers are invited with the payment of an overage following receipt of planning permission for future development. Alternatively, conditional offers for alternative uses will be considered.

Viewing Arrangements:

Viewing is strictly by prior appointment only through the sole selling agents. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Important Note:

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Vehicular access off Bursnips Road viewed west



Courtyard of the Forge viewed north east



Front and western elevations of Central Garage Depot



North elevation of the Forge viewed south west



Western elevation of the Forge viewed south east



Hard standings west of the Central Garage Depot



Southern elevation of the Forge viewed north east



Southern elevation of the Central Garage Depot