

CANNOCK ROAD, BURNTWOOD TOWN CENTRE, WS7 1JY



FREEHOLD FOR SALE

RETAIL/RESIDENTIAL DEVELOPMENT SITE

Total site area circa 0.8 acre/0.32
hectare

- Outline Planning permission approved permitting the development of a three storey structure.
- Ground floor retail – 9,200 sq.ft./854.7 sq.m.
- 14, 2 bedded residential apartments – first and second floors.
- Extensive off-street car parking/loading.
- Situated at the heart of Burntwood Town Centre.
- Within close proximity to Junction T6 of the M6 Toll.



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LOCATION

The development site is situated at the heart of Burntwood Town Centre, enjoying an extensive frontage onto Cannock Road, located directly opposite Burntwood Town Shopping Centre (occupiers include Heron Foods, Betfred and Lloyds Pharmacy).

An adjoining development has recently been completed - fitness centre/Costa Coffee.

Burntwood has benefited from considerable regeneration/redevelopment, following the completion of the M6 Toll, including residential, retail (Morrisons and Aldi), a McDonalds fast food outlet and various car showrooms.

Business parks/ industrial estates, adjoining the town centre, include Chase Town Industrial Estate, Chase Park Industrial Estate, Burton Wood Business Park, Plant Lane Business Park and Burntwood Business Park.

Cannock Town Centre is situated approximately 5.5 miles northwest and Lichfield, 4 miles due east.

DESCRIPTION

The site area extends to circa **0.8 acre/0.32 hectare**.

APPROVED CONSENT

Planning permission has recently been approved permitting the development of ground floor retail (suitable to be utilised on the basis of a variety of uses – A1/A2/A3/A5), extending to circa **9,200 sq.ft./854.7 sq.m.** and 14, 2 bedded apartments, situated at first and second floors. Application No. 17/00581/OUTM.

CONSIDERATION

Offers in excess of **£750,000 (seven hundred and fifty thousand pounds)** are invited for this valuable freehold interest, with the benefit of the aforementioned consent.

For More Information Contact:

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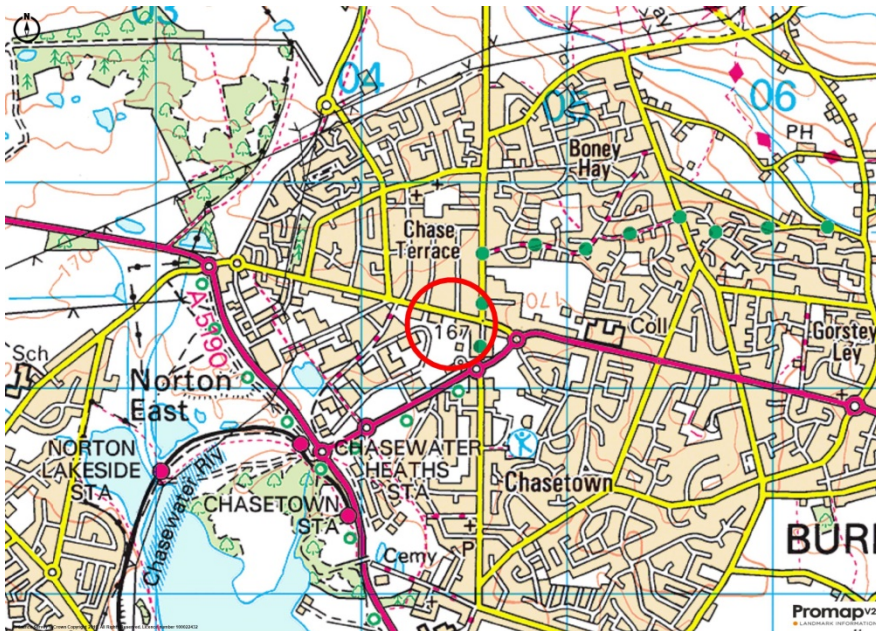
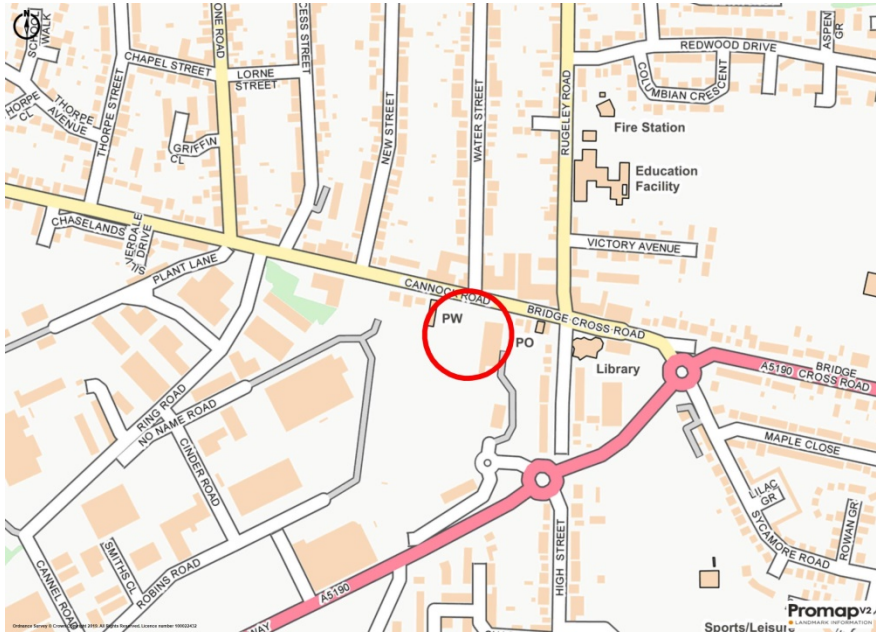
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bi Design
Architecture

PROPOSED FRONT PERSPECTIVE OF BRIDGE CROSS

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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.