

BULLEYS

CHARTERED SURVEYORS



01902 713333

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

YARD/OPEN STORAGE LAND

**2.3 Acres
(0.93 Hectares)**



**95 ORTON LANE, WOMBOURNE, WOLVERHAMPTON
WV4 4XA**



Immediately Available

Fenced and Gated Site

Rare Land/Storage Opportunity in
Wombourne.

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LOCATION

The property is situated on Orton Lane, Wombourne, within an established mixed-use area comprising residential, commercial premises and surrounding agricultural land.

Orton Lane provides direct access to the A449 (Stourbridge Road), located approximately 1 mile to the west. The A449 is a principal arterial route linking Wolverhampton and Kidderminster. Wolverhampton City Centre lies approximately 5 miles to the north-east.

Motorway access is available via Junction 2 of the M54, approximately 6 miles to the north, providing direct links to the M6 and the wider national motorway network.

DESCRIPTION

The property comprises land with a former garden centre site extending to approximately 2.3 acres, offering a combination of hardstanding yard areas and open land. The site is accessed via a gated entrance from Orton Lane and benefits from secure fencing along the frontage. Internally, the property includes areas of surfaced yard (concrete / compacted hardstanding) suitable for vehicle circulation and storage, together with sections of unsurfaced land.

Existing buildings include a former garden centre structure of brick and blockwork construction beneath a pitched roof incorporating translucent roof panels.

The property offers a flexible opportunity suitable for open storage, contractor's yard, plant hire, horticultural use or other commercial operations (subject to planning).

ACCOMMODATION

The property provides the following approximate measurements:

Acres

95 Orton Lane:	2.3
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RENTAL

Please contact the agent.

PLANNING

Interested parties are advised to make their own enquiries with South Staffordshire District Council on 01902 696000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

WEBSITE

Photography and further information is available at www.bulleys.co.uk/ortonlane

VIEWING

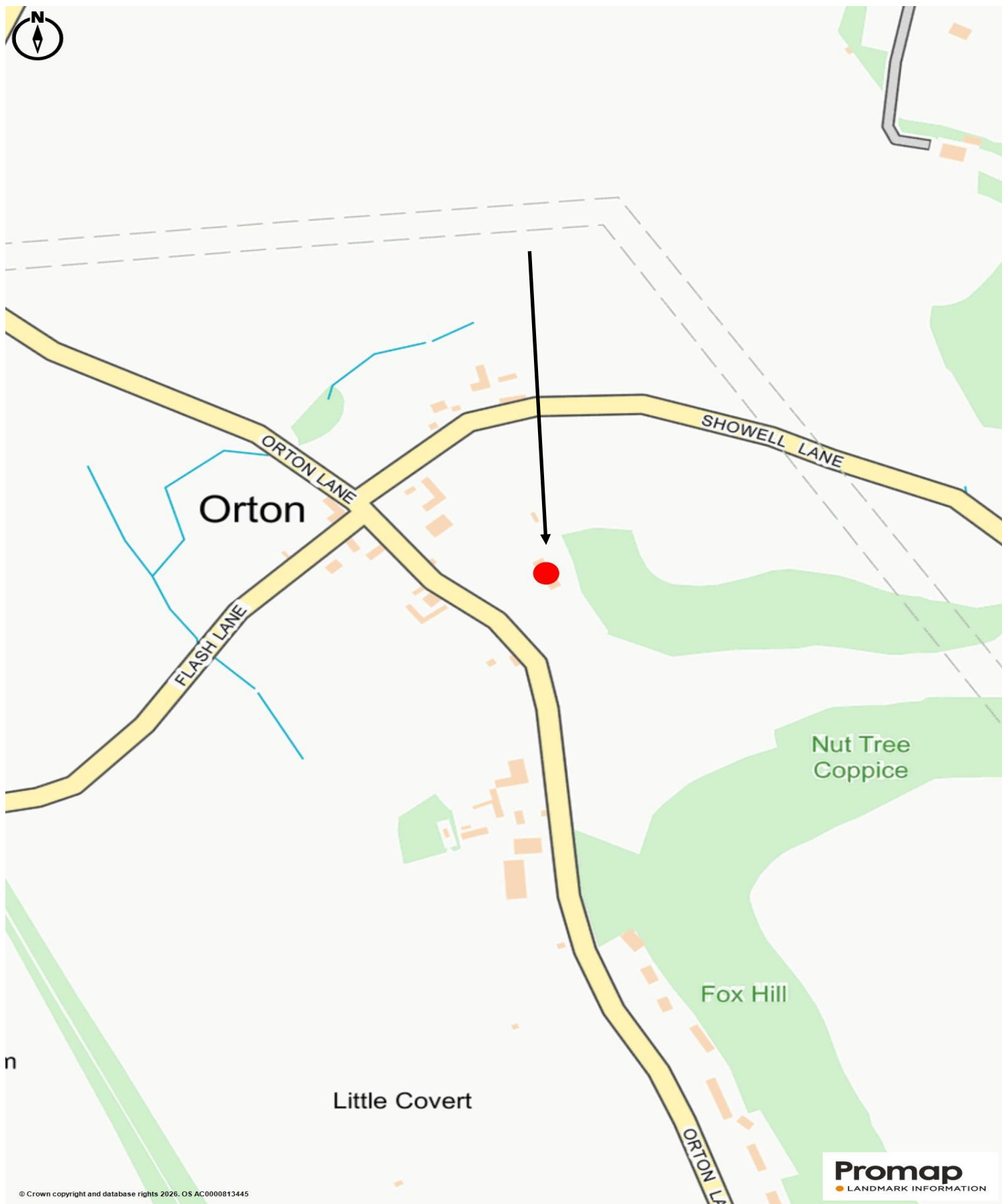
Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333

Details prepared 02/26



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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