

FOR SALE

LAND AND BUILDINGS AT GOLDTHORN HILL
WOLVERHAMPTON, WV2 3JE



LAND AND BUILDINGS

0.72 acres (0.29 hectares)

- Comprising No. 150 Goldthorn Hill and the former water pumping station
- Redevelopment Opportunity
- Within 2 miles of Wolverhampton City Centre

LOCATION

Located on Goldthorn Hill, the site is opposite Severn Trent Water's Treatment Works which lies to the south and is in a predominantly residential area with a range and mix of house types and ages. It is conveniently located a short distance south of Wolverhampton City Centre, with access to all the City's services and amenities, making it an ideal location for any future occupiers. The site also benefits from other amenities and services in its immediate vicinity including an Aldi supermarket and schools within 1 mile.

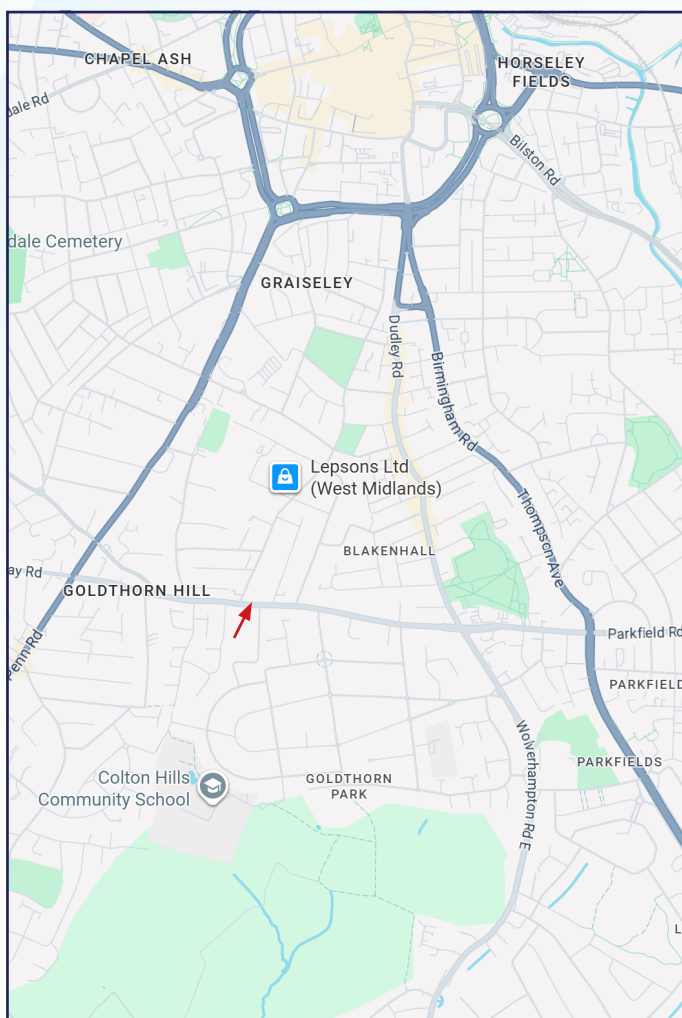
The site's location also means it has excellent travel links with the M6 Junction 10 under 6 miles away and Wolverhampton Rail Station within walking distance of 1.8 miles and includes the tram stop into Birmingham City Centre.

DESCRIPTION

The site extends to approximately 0.72 acres (0.29 hectares) and comprises a former water pumping station, the former attendant's house (150 Goldthorn Hill), and associated grounds. The attractive Victorian pumping station dates from circa 1851 and is constructed in traditional red brick with limestone detailing beneath a slate roof, offering character and potential for sympathetic conversion. The former attendant's house, built in a similar style and period, further enhances the site's appeal and redevelopment prospects.

The surrounding land is largely scrub, with a cluster of mature trees along the northern and western boundaries, together with areas of hardstanding. Both buildings are currently vacant and present a clear opportunity for refurbishment or comprehensive redevelopment, subject to the necessary consents. The property is sold as seen, and no building surveys are available.

The site benefits from a secure, established access directly from Goldthorn Hill via a red brick boundary wall and palisade gates. Potential for secondary access from Upper Villiers Street has been explored at a preliminary level with the Local Authority; however, any further engagement with the Highway Authority will be the responsibility of the purchaser.



POSTCODE: WV2 3JE



PLANNING

- The former water pumping station and house are Grade II Listed
- The tree belt along the western boundary is subject to a Tree Preservation Order
- A preapplication enquiry for the conversion of the pump house to residential and the erection of 5 dwelling was made to the local authority October 2023. The Councils response is available on request.

TECHNICAL DATA

Supporting information submitted as part of the application is available on request by email to josie.hobbs@harrislamb.com.

TENURE

NGED have entered into an Agreement to Surrender their leasehold interest. Further information available on request.



PRICE

Price on Application.

SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services are available.

LEGAL COSTS

Each party is to be responsible for its own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 07/26

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