



Sanderson
Weatherall

FOR SALE FREEHOLD

Offers in excess of £325,000

Best and Final offers before 12pm on 31st May 2019



Ettingshall Lodge, Ettingshall Road, Wolverhampton WV2 2LA

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Location

Ettingshall Lodge is prominently located on Ettingshall Road between George Street and Sweetbriar Road, within the Ettingshall area of Wolverhampton.

The main building and car park is accessed from George Street. The secondary building is accessed from Sweetbriar Road. There is pedestrian access from Ettingshall Road.

Description

Ettingshall Lodge and its secondary building (2 Sweetbriar Road) are former office premises of brick construction under a tiled pitched roof.

Internally Ettingshall Lodge is in need of refurbishment and is currently arranged to provide various office rooms, kitchens, WCs and store rooms. The building extends to a gross internal area of approximately **2,735 sq ft (254.13 sq m)**. The secondary building is arranged to provide four office rooms with kitchenette, store room/ garage, and WCs. This building extends to approximately **875 sq ft (81.29 sq m)**.

A floor plans are available upon request.

Externally there is a large garden and tarmacadamed parking area with approximately 18 marked spaces. The property sits on a broadly rectangular shaped plot of approximately **0.12 ha (0.29 acres)**.

Tenure

Freehold, with vacant possession provided upon completion. Title number WM128219.

Services

We understand that mains services are available at the property, with gas into the main building only. Fixtures, fittings, services and the suchlike are untested by the vendors or their agents.

Price

Preferably unconditional offers for the freehold interest, are invited in excess of **£325,000**, subject to contract.

Assessment

The property is currently assessed for business rates with a 2017 rateable value of £13,250.

Legal Fees

Each party will be responsible for their own legal and professional costs in connection with this transaction

Energy Performance

The EPC rating is band D with a score of 90 points. A copy of the EPC is available upon request.

Planning

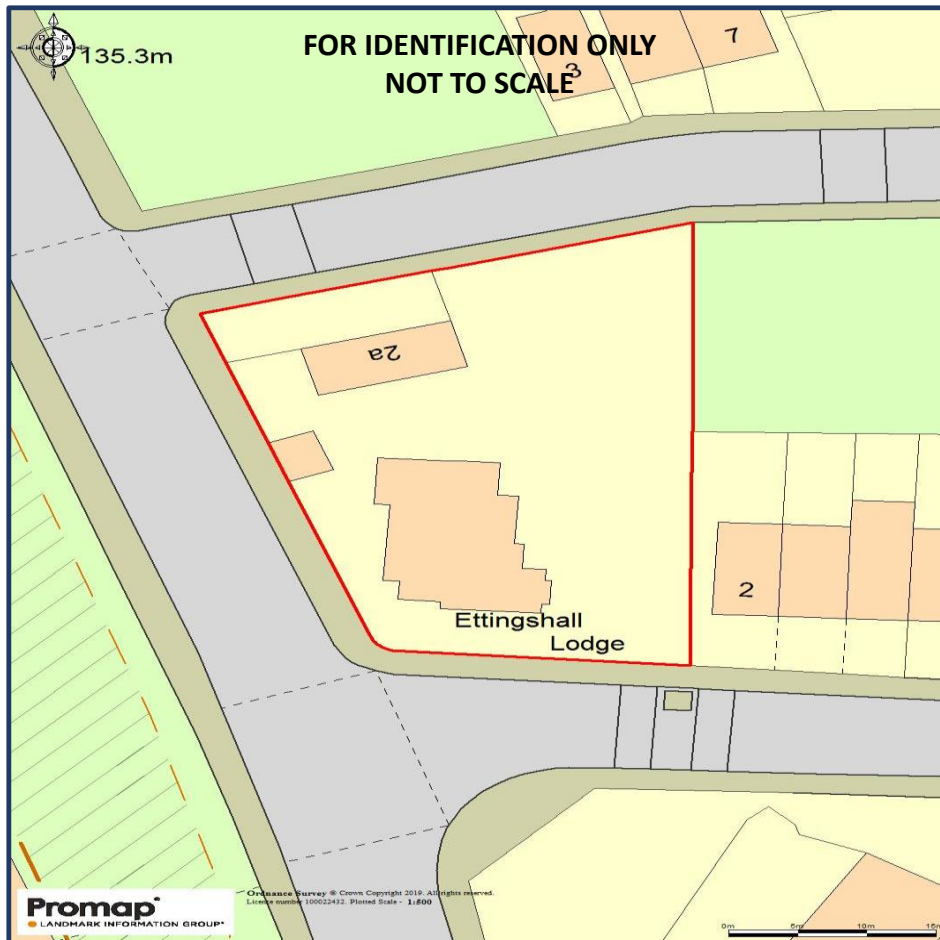
We understand that the property has permission to be used as an office under use class B1(a).

Prior approval has been obtained for change of use of the existing lodge building into four residential units.

The property is considered suitable for its existing office use, residential conversion, or complete redevelopment of the site, subject to planning permission.



Ettingshall Lodge, Ettingshall Road, Wolverhampton



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Sanderson Weatherall LLP. Registered in England company number OC 344 770. Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

March 2019



Viewing is strictly by appointment with the sole agents:

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