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**25**

# The Rookery Tavern, 41 Wood Street, Lanesfield, Wolverhampton WV4 6LH

**Guide Price £450,000\***

## FORMER PUBLIC HOUSE WITH DEVELOPMENT POTENTIAL



This dilapidated public house is situated in a road that connects the A4123 Birmingham New Road to the A4126 Manop Road. The site was previously granted planning under reference 17/00509/FUL for change of use from a public house to 12 flats and 2 x semi-detached houses with associated parking. However a more recent application under reference 21/00796/OUT has been submitted for a scheme of 24 flats on the site. The site area is approximately 2225 sm (0.549 acres) in size and offers excellent development potential. It is sold with vacant possession and we are advised by the vendor that VAT is not applicable.

### ACCOMMODATION

Dilapidated boarded up building on site area of approximately 2225 sm (0.549 acres)

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

City of Wolverhampton Council 01902 551155

Rateable Value Zero as deemed beyond economical repair.

### VIEWING TIMES

External viewing only. Please be courteous to neighbours.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN