

FOR SALE DEVELOPMENT OPPORTUNITY IN STRATEGIC LOCATION



WINDMILL QUARRY

**BOGNOP ROAD, ESSINGTON
NR WOLVERHAMPTON**



FIRST CITY

THE PROPERTY CONSULTANCY

01902 710999

www.firstcity.co.uk

22HA (56 ACRES) POTENTIAL FOR A VARIETY OF USES

DESCRIPTION

The property comprises a former quarry extending to approximately 22ha (56 acres) with potential for a variety of uses subject to planning approval.

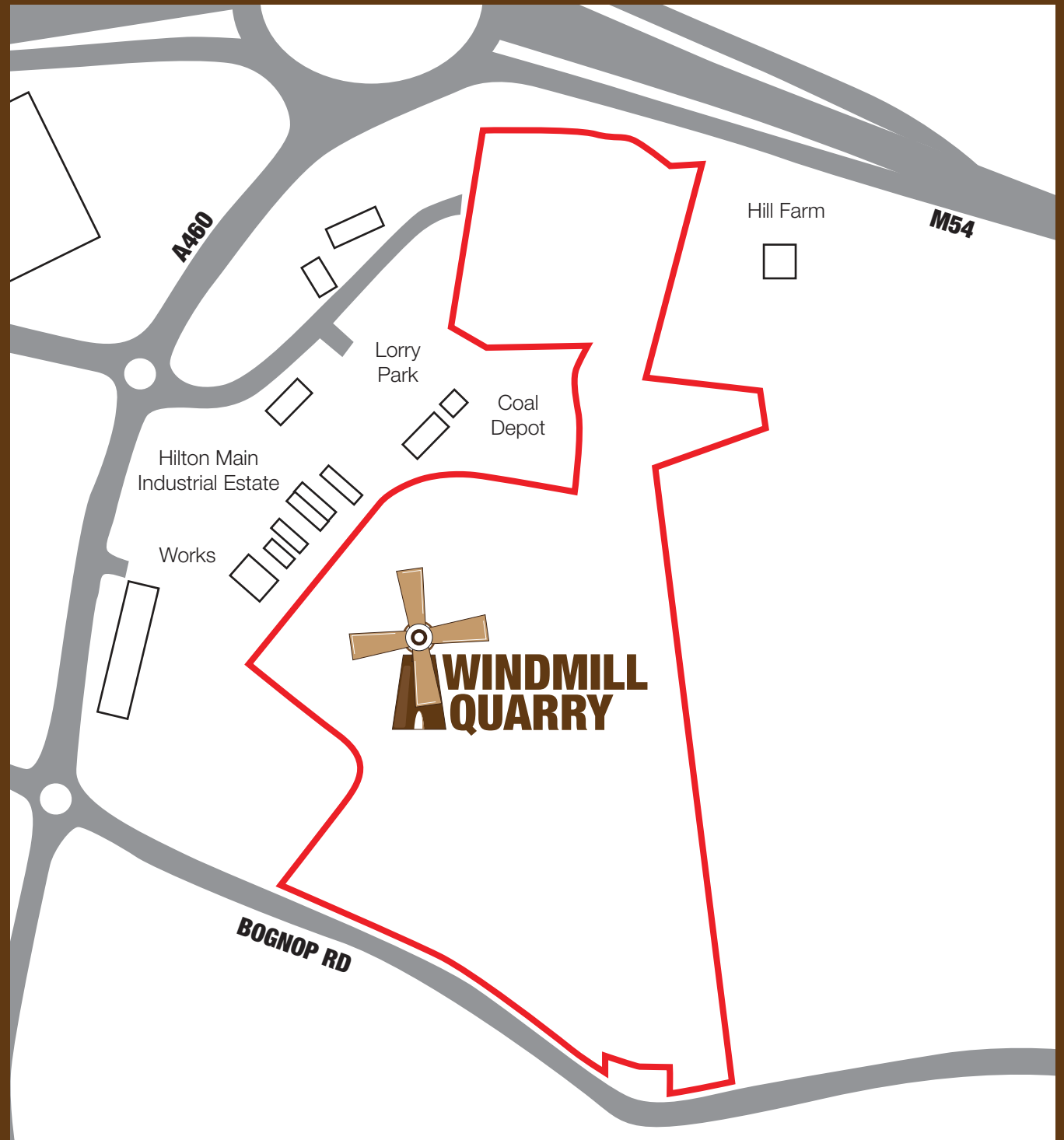
The site is broadly triangular in shape having an extensive frontage onto Bognop Road extending towards the M54 motorway. It is bordered on the western side by Vernon Park which is a major new industrial/warehouse development currently under construction.

Windmill Quarry was previously used for sand and gravel extraction and comprises a low lying bowl with various shallow lagoons and a higher area on the eastern side which is given over to woodland.

LOCATION

The quarry is well placed to benefit from excellent links with the motorway network being within easy reach of the M54 motorway, junction 1 which leads to the M6 and the A460 Wolverhampton/Cannock Road which also provides access to the M6 Toll Road at junction 11A of the M6.

Wolverhampton City Centre is approximately 5 miles to the south.



PLANNING

Essington Quarry has previously been used for sand and gravel extraction. The planning permission relating to these works required restoration works which have been undertaken however in some areas the plantings have failed. We understand that the County Council consider the restoration conditions set down on the planning permissions have been complied with, although interested parties should make their own enquiries of Staffordshire County Council should they require further information.

The site lies within the South Staffordshire Green Belt and is also identified as within a Landscape Improvement Area and Historic Landscape Area. It lies immediately to the east of the former Truck Stop site which has planning permission for the erection of B2 and B8 units together with use of land for open storage.

We have previously made enquiries with regards to utilising the site for waste management and recycling. Subject to satisfying the Councils that there are very special circumstances which justify development within this location, the Councils appear willing to accept that this could be a suitable location for waste related development.



TENURE

Freehold, vacant possession will be made available on completion.

VIEWING

The site can be viewed from Bognop Road from any time. Should interested parties wish to gain access to the site permission should be sought through the sole agents.

METHOD OF SALE

Private Treaty. Substantial unconditional offers are being invited for the site to reflect its potential.

FURTHER INFORMATION

Enquiries should be made through the sole agents, First City Ltd. 01902 710999. Quoting reference CB/2945.



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