



paramount

Land & Property
Consultants

Development Opportunity, Lakeside, Cannock, West Midlands, WS11 0DG



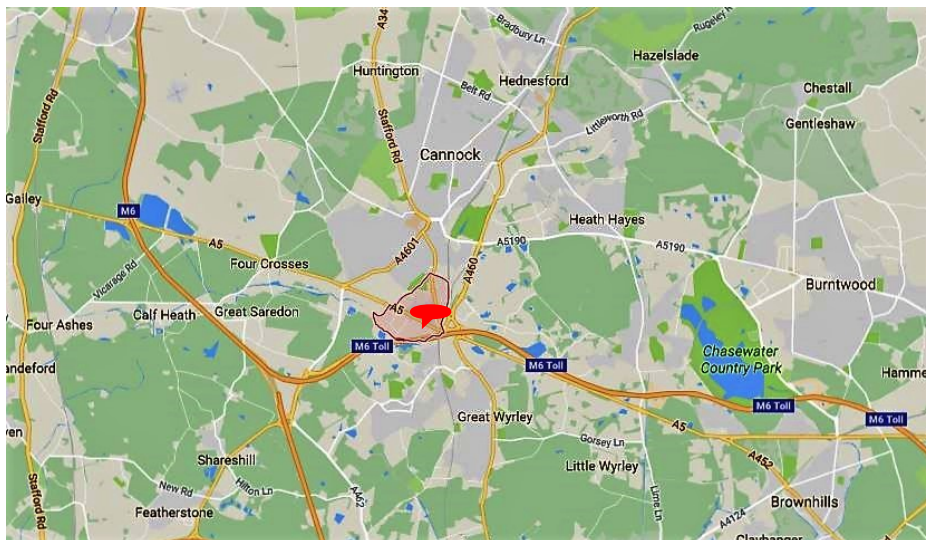
On behalf of clients we are currently looking to attract expressions of interest for a new build opportunity that affords total flexibility of design, layout and requirements.

The allocated area forms part of a proposed new development at Lakeside, Cannock which will provide 111 new Residential Dwellings with a furthermore 120 dwelling already completed.

The site offers easy access to and from the West Midlands motorway network having the M6 toll junction within 2.5 miles approx.



Site Area: 1.66 acres
Possible Uses:
Retail Store:
Mixed Use Development
Business Centre
Public House / Restaurant



Location:

The property enjoys a prominent position situated towards the boundary skirt of this residential development, providing easy access to nearby business locations and furthermore allowing good routes to the Motorway network. Junction 11 of the M6 within 3.1 miles

Grid Reference:

SJ 98346 08335

Description:

The site is a levelled site with surrounded by boundary fencing

Technical Reports:

Any technical reports clients have on the site will be made available to any prospective purchaser upon request.

Planning:

We believe the owners to have had many discussions with Cannock Chase District Council and they are willing to be open and consider any application. We advise any interested party to make their own investigations into the proposed possibilities of development

Local Authority:

Cannock Chase Council, Civic Centre, Beecroft Road, Cannock, Staffs WS11 1BG

Legal Costs:

Each party will be responsible for their own legal costs.

Other Fees:

The purchaser will be required to pay the Agents fees—details on request

Availability:

The property will be made available with immediate effect once a legal completion is executed.

Price / Tenure:

Offers Invited
The property is Freehold with vacant possession upon completion

VAT:

Vat will be charged at the current rate

Viewings:

Strictly by prior appointment with Paramount Land & Property Consultants on 01384 623557

Contact:

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PROPERTY MISDESCRIPTIONS ACT 1991

these particulars may be subject to errors. While we endeavour to make all details accurate, prospective purchasers are advised to satisfy themselves by inspection or otherwise as to their accuracy and correctness. Paramount Land & Property Consultants DO NOT GIVE ANY WARRANTY TO THE ACCURACY OF ANY MEASUREMENT, TEXT OR PHOTOGRAPH AND INTERESTED PARTIES SHOULD NOT RELY UPON ANY INFORMATION WITHIN THESE DETAILS.

IMPORTANT

Paramount Land & Property Consultants have not been able to confirm the availability of services such as the gas, water, electricity and drainage to these properties. We advise that all interested parties should obtain verification through their solicitor or surveyor before entering any legal commitment. Paramount Land & Property Consultants have not tested the working order of the heating system in these properties, we advise all interested parties to check before entering any legal commitment. PLEASE NOTE THAT ITEMS IN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE. PLEASE VERIFY ALL FIXTURES AND FITTINGS THROUGH YOUR LEGAL REPRESENTATIVE