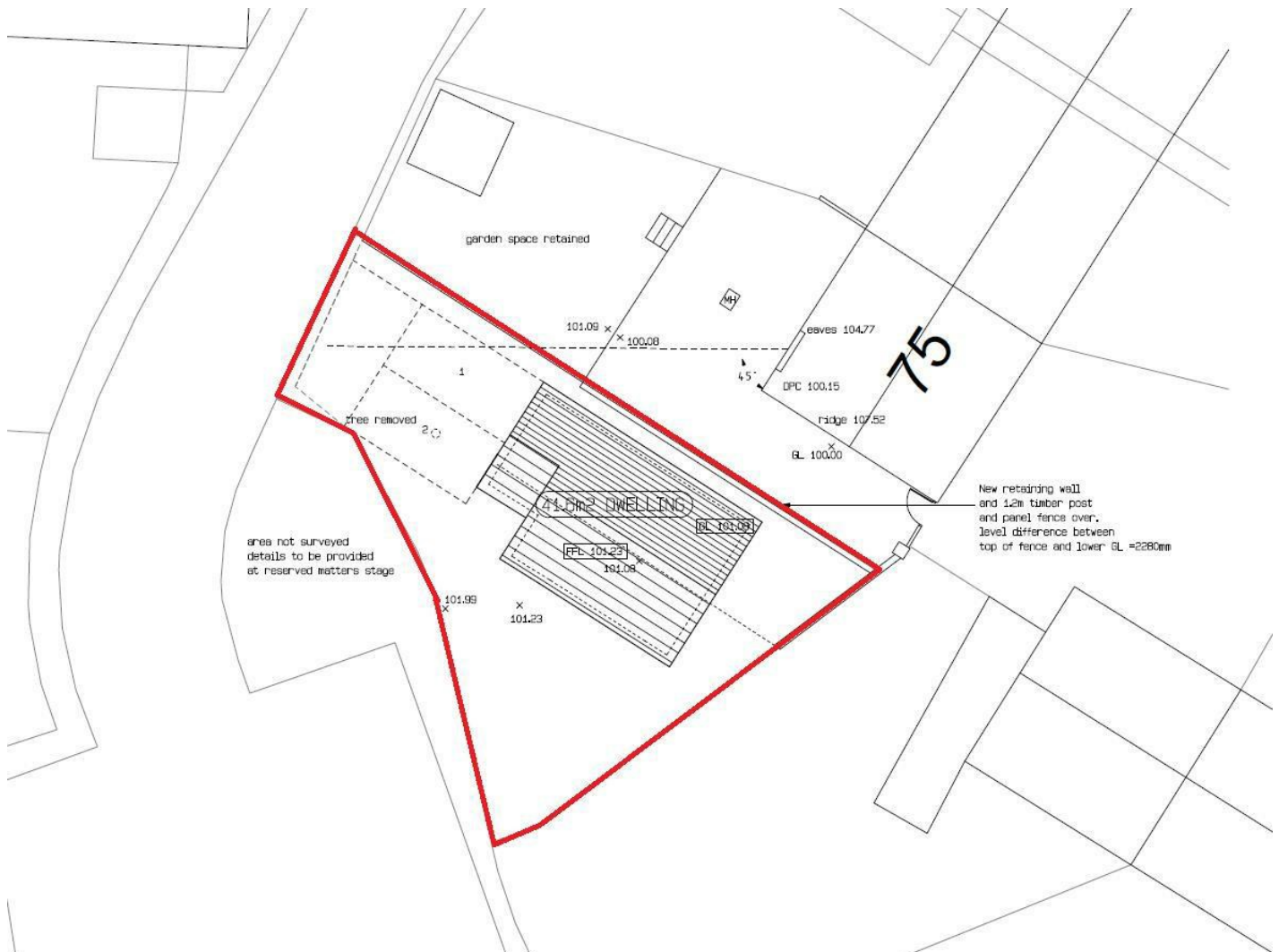


butters john bee^{bjb}

land & new homes



Land Adjoining 75 Pope Road, Wolverhampton, WV10 8LU

Guide Price £30,000

0.05 acre(s)

A Parcel of Garden Land
Full Planning for 1 Bedroom Bungalow
Adjoining House is available via via BJB Cannock
For Sale By Auction at 6.30 pm on Monday 15th September 2025
at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ
Contact the Auction Team to Register: 0800 090 2200 or auction@bjbmail.com



Land Adjoining 75 Pope Road

Wolverhampton, WV10 8LU

Guide Price £30,000



Description

Garden land with full planning consent for the erection of a 1 bedroom detached bungalow measuring approximately 41.6 Sq. m.

Please Note: The adjoining 3 bedroom semi-detached house is also for sale with Butters John Bee Cannock and both are available for a joint purchase - please get in touch for more details.

Location

The site is located on the outskirts of Wolverhampton, within 0.5 miles of Lidl, a petrol station and local school. There are good transport links to the site, with the M54 just 1.2 miles away, accessible via the A460. Junction 10A of the M6 is 4 miles away accessible via the M54.

Accommodation & GDV

The proposed scheme consists of the following:

-1 Bedroom Bungalow (41.6 Sq. m / 501.6 Sq.ft)

Estimated GDV: £200,000

Any sizes / values quoted by BJB are correct to the best of our knowledge, however we would recommended all interest parties carry out their own checks before relying on any information provided.

Planning & Supporting Information.

The site benefits from full planning consent for "New one bedroom bungalow to Rear of 75 Pope Road." dated 22/03/2023 (Ref; 23/00276/FUL). A full info pack is available on request which includes the following:

- Decision Notice
- Plans
- BJB Comparable Evidence
- Photos

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Local Council

The site is located in the Council district of The City of W o l v e r h a m p t o n C o u n c i l .
<https://www.wolverhampton.gov.uk/>

Tenure.

Freehold with vacant possession upon completion.

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however all interested parties should make their own enquiries to satisfy themselves with the VAT position.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale

price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

Viewings

Strictly By Appointment with the BJB Land & New Homes Team

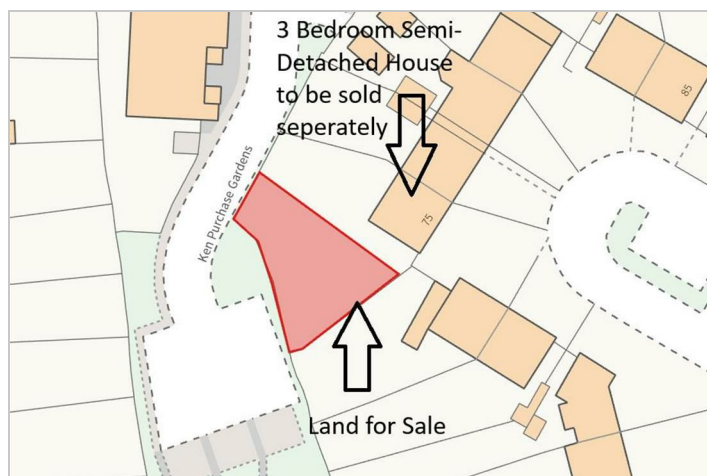
All Enquiries

Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

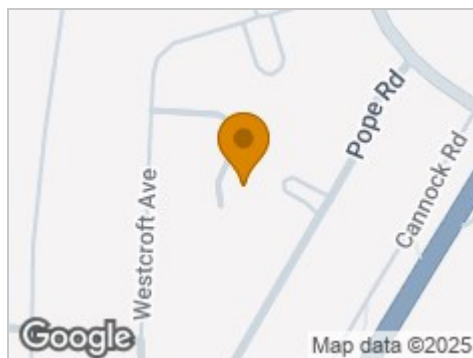
Joe Boulton BSc
Assistant Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



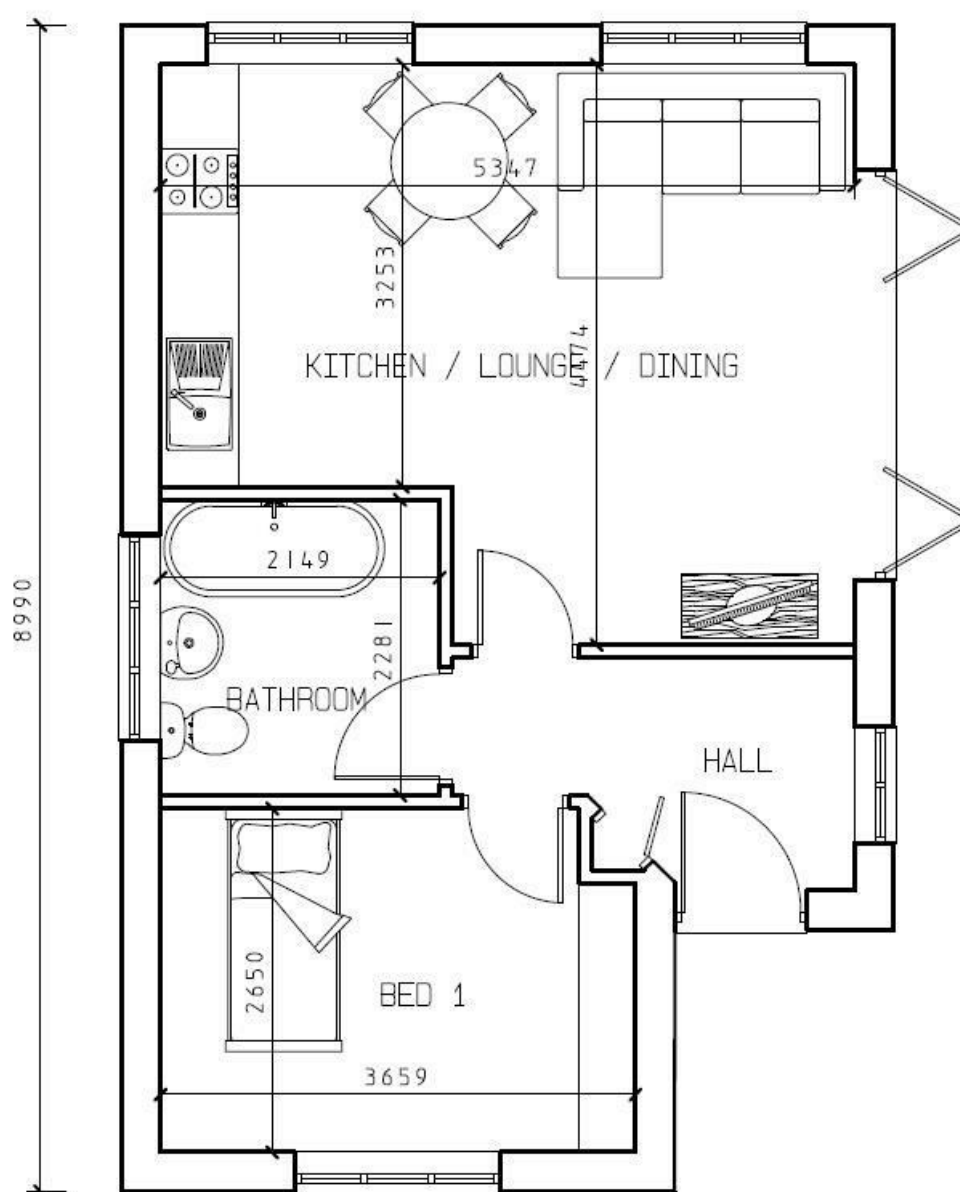
Road Map



Hybrid Map



Terrain Map



1:50 INDICATIVE LAYOUT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.