### FORMER PUBLIC CONVENIENCE

### ENVILLE STREET WALL HEATH DY6 ONL

### FOR SALE

**Description**
The property is located fronting Enville Road Wall Heath and adjacent to the local shops. The property is brick built with a flat roof and is positioned at the entrance to the shopping service road as illustrated on the plan and as per the photograph. The commercial location of the property may facilitate a future use allied to retail, financial professional services or small offices subject to planning approval.

**Tenure**
Freehold

**Planning**
Interested parties should make their own enquiries of the Local Planning Authority and satisfy themselves as to the suitability of the site for any use or development they may propose.

**Ground Conditions**
The Site may be affected by contaminants and poor ground condition and therefore prospective purchasers must undertake their own site investigations and independently satisfy themselves as to the suitability of the site for any proposed use or future development.

**The Site**
The site comprises about 90 sq m. The external Dimensions of
**Mining**

Prospective purchasers should make their own enquiries regarding mining activity in the area

**Development Potential**

The site has potential in principle to be used for a number of alternative uses subject to planning

No planning consent – outline or full exists presently for any alternative use

**Panning**

The site/building is a purpose built WC facility. It has a number of alternative uses and all enquiries should be made to the local planning authority

**Note**

The above information should not be relied upon by interested parties. No guarantee or warranty is given by the seller and the buyer must rely upon their own enquiries, independent reports and surveys

**Enquires/Contact Info**

For any enquiries about this property please contact

Alex Groom
Principal Property Surveyor
Directorate of Corporate Resources
Property Management & Valuation
Council House,
Priory Rd,
Dudley,
DY1 1HF
by Telephone on 01384 81 7067 or
e-mail at alex.groom@dudley.gov.uk

**Offers/Price**

Offers are invited for the Freehold building

**Costs/VAT**

The purchaser will reimburse the Council’s legal and surveyor costs, estimated at £500

VAT may be charged on this sale

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Disclaimer - These particulars do not constitute any part of a contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement.