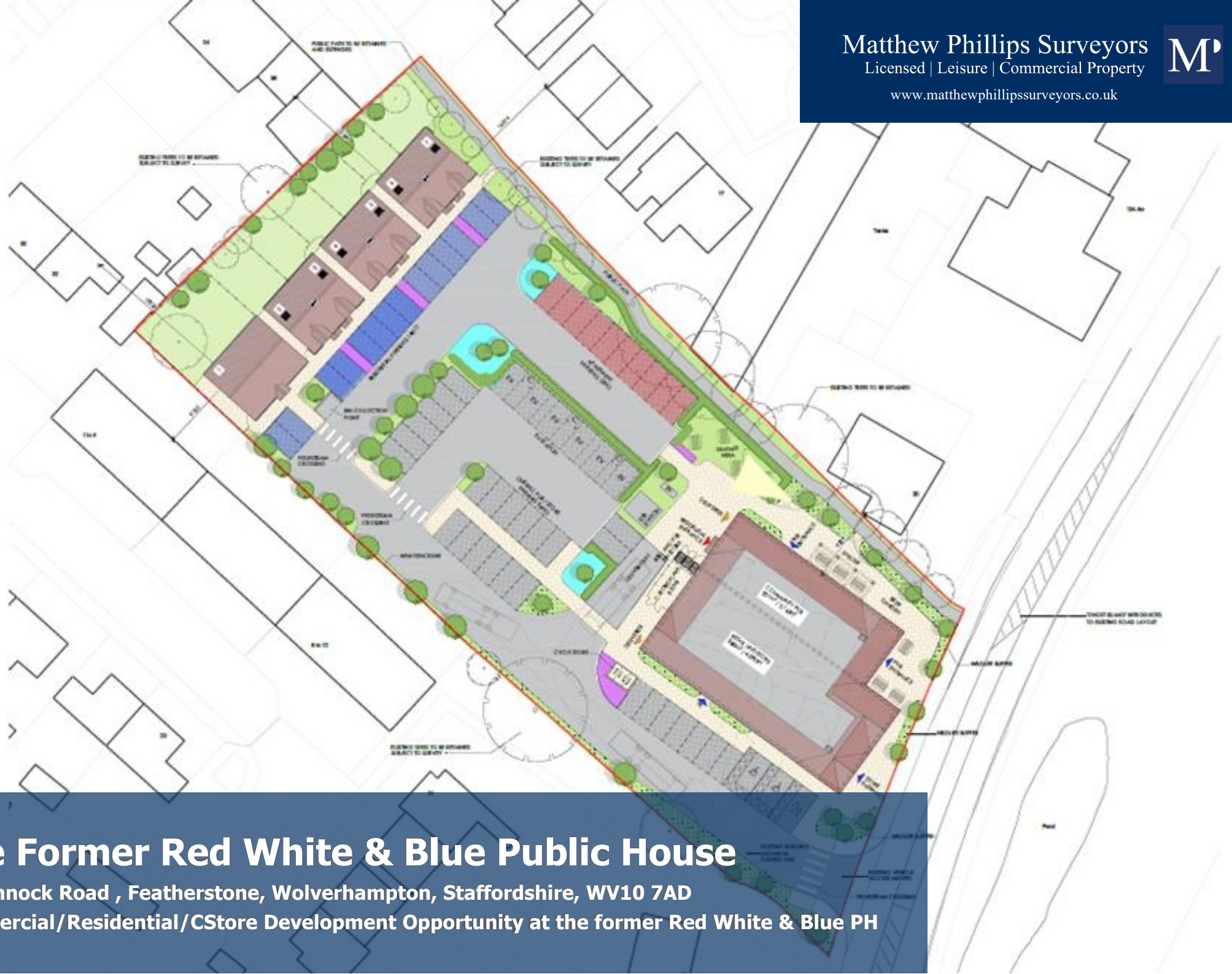




## The Former Red White & Blue Public House

19 Cannock Road , Featherstone, Wolverhampton, Staffordshire, WV10 7AD

Commercial/Residential/CStore Development Opportunity at the former Red White & Blue PH



## Key Features

- Freehold site with planning granted for mixed use development comprising ground floor convenience retail store, community pub, EV charging hub, 8 apartments and 7 residential dwellings.
- Anchored by Asda Express c-store on an annual rent of £130,000 pax on an unbroken 15 year lease. EV charging rental income of £24,000 pax on a 30 year unbroken lease.
- The property will appeal to local, regional and national developers and investors.
- The site extends to circa 1.19 acres.

## Location

Featherstone is a well-established residential suburb positioned between Wolverhampton and Cannock, both located within a 5-mile radius. The area benefits from strong regional connectivity, with Junction 11 of the M6 approximately 1.5 miles to the north and Junction 1 of the M54 just 0.4 miles to the south. Hilton Main Industrial Estate lies nearby, contributing to the area's mixed-use character.

The site occupies a prominent roadside position fronting Cannock Road (A460), a key arterial route through the region. The site offers extended frontage and excellent visibility to passing traffic.

## Description

The site represents an exciting opportunity to acquire an attractive mixed use development and is likely to be of interest to local, regional and national developers and investors.

[Google Street View](#)

# The Former Red White & Blue Public House

19 Cannock Road , Featherstone, Wolverhampton, Staffordshire, WV10 7AD For Sale Freehold £1,500,000



## Development Potential

Local Authority - South Staffordshire Council.  
Full planning granted for the demolition of the existing public house and erection of mixed use development comprising ground floor convenience retail store (380sqm), community pub (201sqm) with external terrace and refuse store, and 8no. apartments at first floor, 7no. dwellinghouses, car parking, drainage, access, substation and associated work. (Subject to S106 Agreement) - Planning Application Ref: 24/00663/FULM and 24/00663/AMEND.

[Link to Planning](#)

### S106

The developer has entered into a S106 Agreement with Staffordshire County Council. The S106 Agreement requires four of the housing plots to be provided as affordable housing (2 x shared ownership, 2 x social housing).

The S106 Agreement also includes a contribution to Cannock Chase Special Area of Conservation of £5,500.30.

A copy of the S106 Agreement is available on request.

## Lease Terms

Agreement for Lease in place with Asda Stores Limited for a 15 year lease at a headline annual rent of £130,000 pax. No breaks. Subject to 5 yearly rent reviews to CPI. Agreement for Lease in place with Believ Limited for a 30 year lease for a six bay EV charging hub at a headline annual rent of £24,000 pax, subject to 5 yearly rent reviews to CPI.

## Tenure

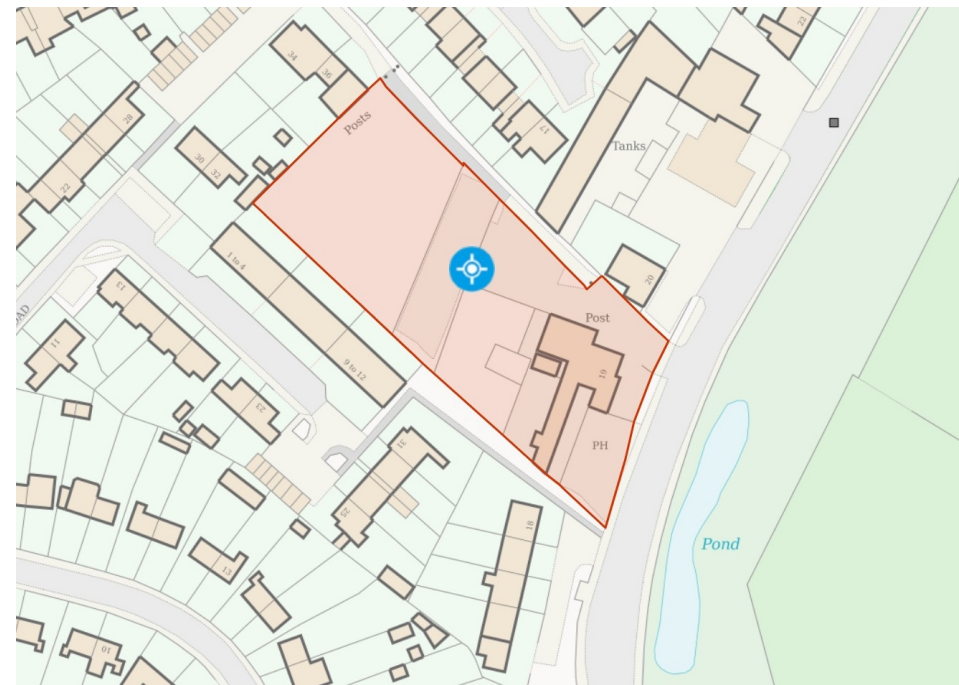
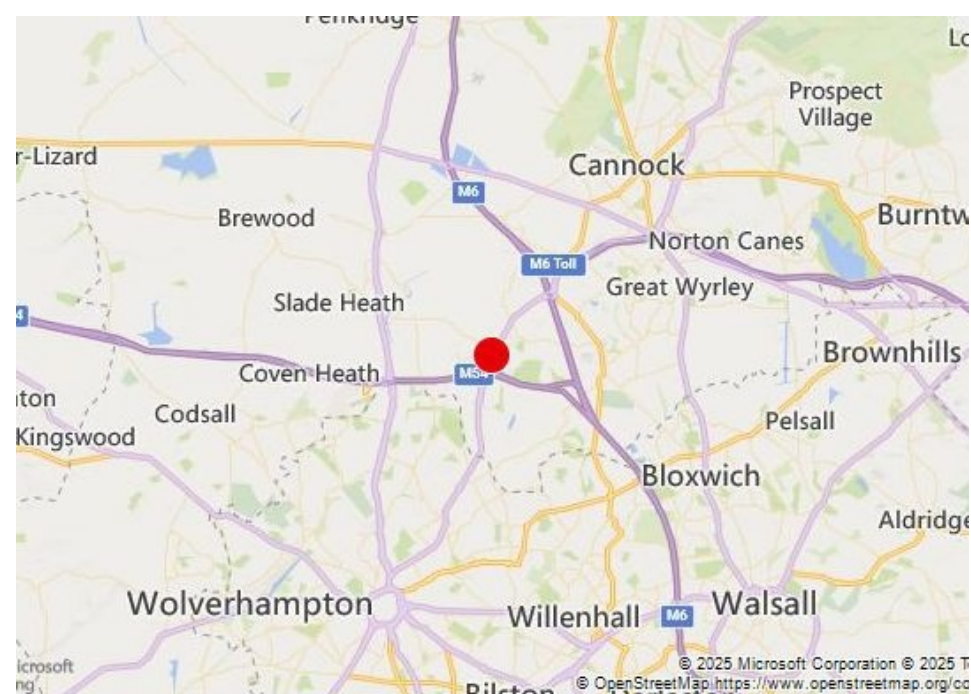
Freehold. The property is held under Title Number SF455721 and the Title Plan is included opposite.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Licences

It is understood that the property currently possesses a Premises Licence.



# The Former Red White & Blue Public House

19 Cannock Road , Featherstone, Wolverhampton, Staffordshire, WV10 7AD For Sale Freehold £1,500,000





Cannock Road Elevation

Scale: 1 : 100

DISCLAIMER: This drawing and the building it represents are the property of Pinner & Hayward Design and may not be reproduced without permission. No liability will be accepted for any errors or omissions. All dimensions are to be checked on site and discrepancies prior to construction.

Notes

| No. | Description |
|-----|-------------|
|     |             |

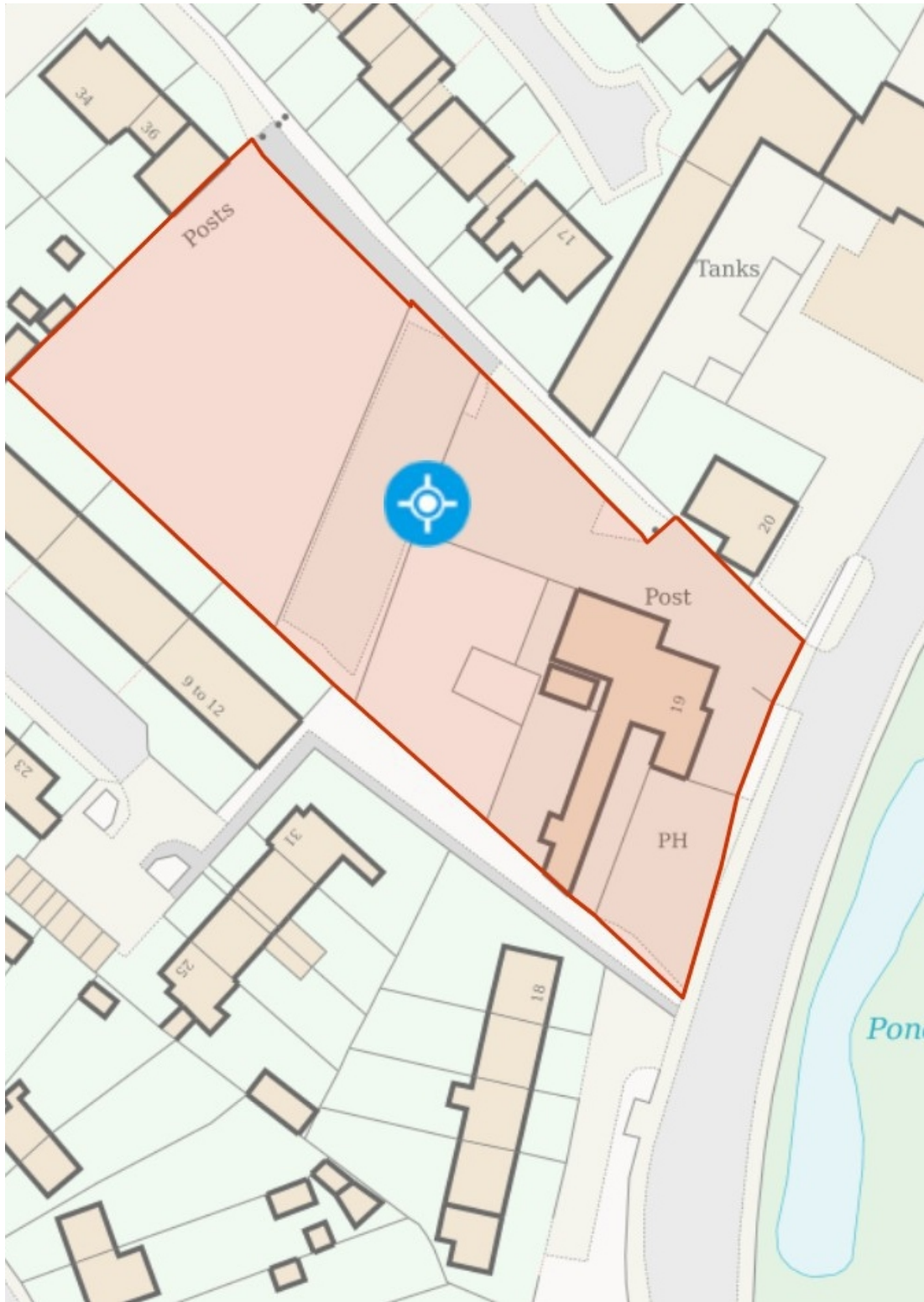


SIDE ELEVATION

# The Former Red White & Blue Public House

19 Cannock Road , Featherstone, Wolverhampton, Staffordshire, WV10 7AD For Sale Freehold £1,500,000





### Joint Agents

MPS - Contact Matthew Phillips

Tel: 07973 837548

Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

WTS - Contact Richard Tole

Tel: 07917 088221

Email: [richard@wtsccommercial.co.uk](mailto:richard@wtsccommercial.co.uk)

### Business Rates

The rateable value is £14,000.

### EPC

An EPC will be made available to inspect. The property has an EPC rating of Band D.

### Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

### Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

### For more information or to book a viewing please contact:

### Matthew Phillips

0121 353 2757 or [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

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