



# FOR SALE



**Substantial Strategic Potential Development Site**

**Land at Pedmore Road, Brierley Hill, DY5 1TB**

## KEY FEATURES

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Located adjacent to the Merry Hill Shopping Centre & Waterfront Business Park.

Prominent & highly visible roadside position.

3.75 acres ( 1.51 hectares).

Fronting the A4036 Pedmore Road.

Suitable for a variety of uses (subject to planning consent).

Full legal pack available.

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Guide Price: Offers in excess of £500,000.

Unconditional offers to be submitted no later than Friday 21st March 2025.



## LOCATION

The site occupies a prominent roadside position on the A4036 Pedmore Road at its junction with The Gateway and lies adjacent to both the Merry Hill Shopping centre & Waterfront Business Park. Access to the site can be obtained via gated entry from The Gateway.

The A4036 gives direct access to Dudley town centre and Junction 2 of the M5 Motorway, which is approximately 6 miles away. Stourbridge town centre lies approximately 3 miles to the southwest and Dudley approximately 4 miles to the northeast. Birmingham is approximately 13 miles to the east.

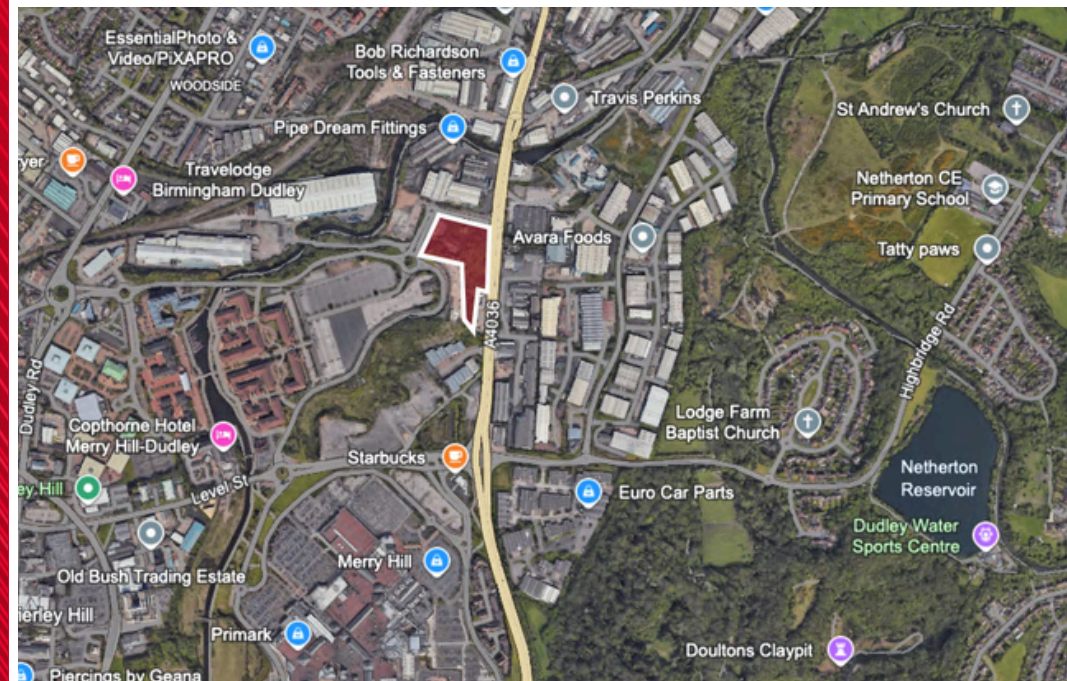
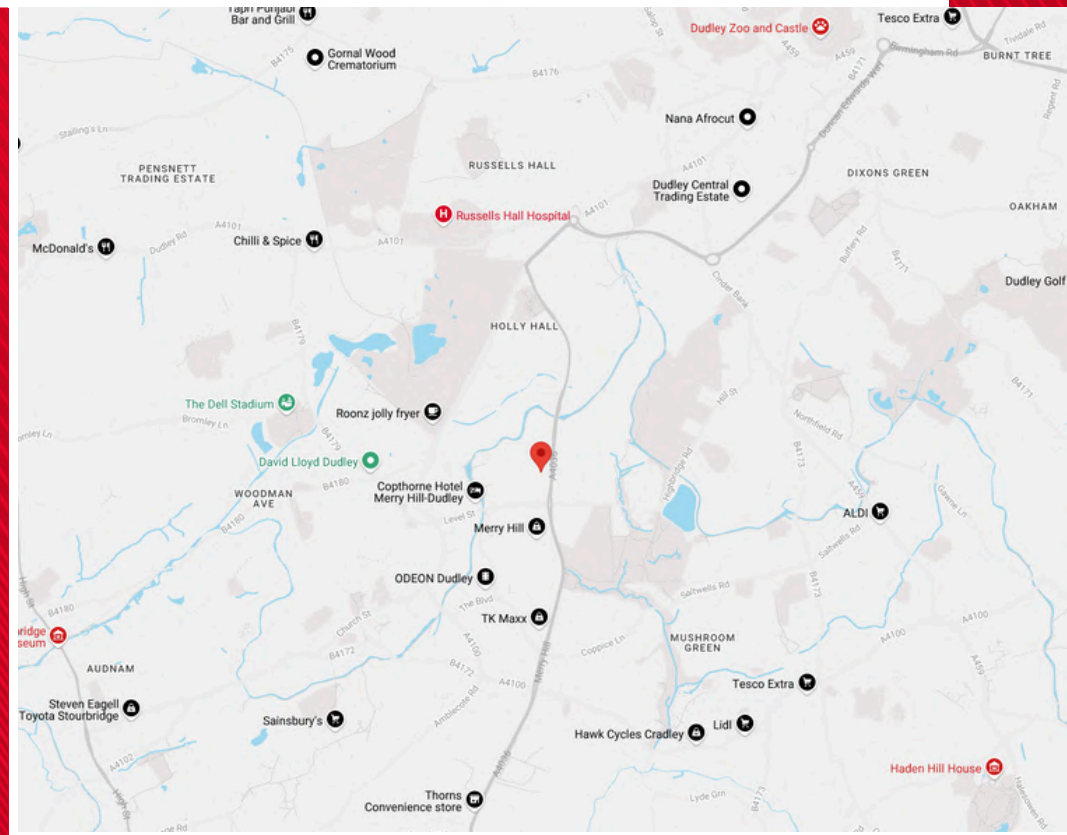
Nearby Waterfront Business Park comprises an established office and light industrial park comprising 9 self-contained buildings. Nearby occupiers include Royal Mail, Higgs and Sons, Talbots Solicitors and TEAM Software. Merry Hill Bus Station provides direct connections to Cradley Heath train station, Dudley, Halesowen, Stourbridge, Walsall, West Bromwich, Birmingham, and Wolverhampton. The bus station was recently remodelled to provide real-time information boards and new enclosed shelters with covered walkways and automatic doors.

## MIDLAND METRO EXTENSION

The Wednesbury to Brierley Hill Midland Metro extension is planned for completion by the end of 2023. The new line will extend the already successful Metro service further into the heart of the Black Country, providing links to local bus services, the existing national rail network and proposed HS2 network.

It will reduce journey times between the strategic centres of the region, particularly to Dudley town centre and Merry Hill. Fast and frequent services along the new line will comprise 17 stops, including The Waterfront and Merry Hill. The journey between Brierley Hill and Birmingham is estimated to be 53 minutes, and between Brierley Hill and Dudley approximately 13 minutes. The investment will also act as a trigger for economic growth in the region with 2,000 new homes, almost one million sq. ft of commercial space and the creation of over 30,000 new jobs.

Brierley Hill has a catchment of 2.9 million people within a 45-minute drive, and a workday population within the town itself of 70,000 people, mainly centred around The Waterfront.



## DESCRIPTION

The site comprises a substantial parcel of land extending to 3.75 acres ( 1.51 hectares) or thereabouts and fronts the main A4036 Pedmore Rado. Access to the site is from The Gateway which leads directly off Pedmore Road. Currently, unsurfaced, the site lends itself to a variety of potential uses, subject to the necessary planning consents.

## TENURE

Freehold - Vacant possession upon completion.

## PLANNING

The land may be suitable for a variety of uses subject to obtaining the necessary planning consents. All interested parties should make their own enquiries to Dudley Metropolitan Borough Council planning department .

## SERVICES

Certain mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

## GROUND CONDITIONS & CONTAMINATION

Prospective buyers must undertake their own investigations regarding ground conditions and contamination and fully satisfy themselves as to the suitability of the site for any use they may propose.

## PLANS/AERIAL PHOTOGRAPHY

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.



## RIGHTS OF WAY, EASEMENTS, RESTRICTIVE COVENANTS ETC.

The site is sold subject to, or with the benefit of any rights of way, wayleaves, restrictive covenants etc. which may exist whether mentioned in these particulars or not.

## BUSINESS RATES

Interested parties should enquire to the Local Authority to confirm their specific rates liability.

## VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

## PRICE

Guide Price: Offers in excess of £500,000.

Unconditional offers to be submitted no later than Friday 21st March 2025.

Offers should be submitted in writing to James Mattin ([jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)).

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



# CONTACTS

**James Mattin**

0121 524 1172  
jmattin@bondwolfe.com

**Birmingham Office**

0121 525 0600  
agency@bondwolfe.com



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