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**FOR SALE**

## Freehold Residential Development Opportunity

**Land at the former Mill public house, Beaconview Road, West Bromwich  
B71 3NX**

**Bond Wolfe**  
**bw**  
Est. 1983



# Property Highlights

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Freehold residential development site with planning permission.

0.587 acre site (0.237 hectares) with full planning permission.

Consent for development of 32 apartments – all conditions discharged.

Advised Gross development value of circa £4,000,000.

Consented scheme for 22 x 2 bedroom & 10 x 1 bedroom apartments.

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**Guide price: Offers in the region of £550,000 (+ VAT)**





## Location

The property is situated in the Charlemont district of West Bromwich about 2 miles northeast of the town centre. Wednesbury is 2.5 miles to the west and Walsall 5 miles to the north. Stone Cross district centre is 0.7 miles to the west. The closest railway station is Tame Bridge Parkway which is within a mile to the north. The property lies to the west side of Beaconview Road at the corner of the junction with Wyndmill Crescent. Beaconview Road is accessed from the A4041 Walsall Road and to the south connects with Charlemont Road. Wyndmill Crescent is a residential service road connecting only with Beaconview Road. The immediate surrounds comprise a mix of commercial and residential uses. There is a parade of local shops neighbouring to the south to the Beaconview Road frontage.

West Bromwich is a large market town forming part of the north Birmingham conurbation in the West Midlands. Administratively it lies within the Metropolitan Borough of Sandwell. The population of the town in 2018 was reported to be 78,000. The town has good road communications lying on the A41 trunk road and served by the A4041 and A4031 primary routes. Junction 1 of the M5 motorway is directly to the south of the town. Birmingham City Centre is approximately 6 miles to the southeast via the A41, Dudley is 5 miles to the west and Walsall 7 miles to the north.



## Description

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The site comprises residential development land extending to approximately 0.237 hectares (0.587 acres) or thereabouts. Previously it was the site of The Mill public house which has been demolished and now affords an irregular shaped parcel of land with frontage to Beaconview Road to the east and Wyndmill Crescent to the north.

The proposed development will comprise a detached, six storey apartment building providing 32 x apartments in a mix of 10 x one bedroom and 22 x two bedroom apartments, along with 38 car parking spaces. A breakdown of individual built values showing an anticipated GDV of £4,000,000 is available upon request.

## Planning

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Under application number DC/21/65724 planning permission was granted on 6/10/2021 for the development of 32 No. 1 and 2 bed apartments with 38 associated car parking spaces. All conditions have been discharged and copies of supporting documentation are available from the selling agents upon request. Additional enquiries can be made to Sandwell MBC planning department on 0121 569 4054.



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## VAT

We are advised that VAT is payable in addition to the purchase price.

## Services

We understand that all main services are connected to the property but have not been tested by Bond Wolfe.

## Price

Offers in the region of £550,000 for the freehold interest.

## 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.







## For Further Information & Viewings

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