



For Sale

Freehold development site with residential planning consent

53a Moor Street, Brierley Hill, Dudley, DY5 3SZ.

- Freehold site with residential planning consent
- Plans approved for the development of 28 residential apartments
- Site area - 0.5 acres (or thereabouts)
- Further plans submitted for alternative scheme of 45 residential apartments
- Freehold - offers in excess of £550,000 plus VAT



LOCATION

Situated on the corner of Moor Street and Addison Road, Brierley Hill, the site occupies a highly prominent position forming part of the south-west gateway into Dudley town centre. The land further benefits from extensive frontage to the Stourbridge Extension Canal. Conveniently located near to shops and amenities, the site offers access to both the A4036 (Merry Hill) and A491 (Camp Hill) within five minutes by car.



DESCRIPTION

A triangular shaped site measuring approximately 0.5 acres with prior approval not needed for the development of 28 residential apartments, and awaiting planning decision on an alternative 45 residential unit scheme. This land plot can also lend itself to a variety of other uses such as retail, care, industrial or storage (STP). Comprising a vacant two-storey former office building measuring approximately 22,500 sq ft internally. The site - with a single access from Moor Street - is bounded by Moor Street, the adjacent Albion Works and the canal.

PROPOSED DEVELOPMENT

28-bed scheme: This scheme with approved planning (P15/1308/PN30) will comprise a mixture of 1, 2 and 3-bedroom units.

45-bed scheme:

This scheme is pending approval from the local authorities (P20/1705) and would comprise of x43 1-bed apartments and x2 2-bedroom apartments.

PLANNING

The site has planning permission for the development of 28 residential apartments granted under application P15/1308/PN30 by Dudley Metropolitan Borough Council. Further plans have been submitted to Dudley Metropolitan Borough Council for the development of 45 residential apartments under application P20/1705.

SERVICES

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

PRICE

Offers in excess of £550,000 are sought for the freehold interest.

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.

VALUE ADDED TAX

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

LEGAL COSTS

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



VIEWINGS AND FURTHER INFORMATION

For further information please contact:

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