



# FOR SALE



**Freehold residential development opportunity with outline  
planning consent**

51 Green Street, West Bromwich B70 6DL

OFFERS BASED ON:

**£1,350,000**



## KEY FEATURES

Freehold residential development opportunity.

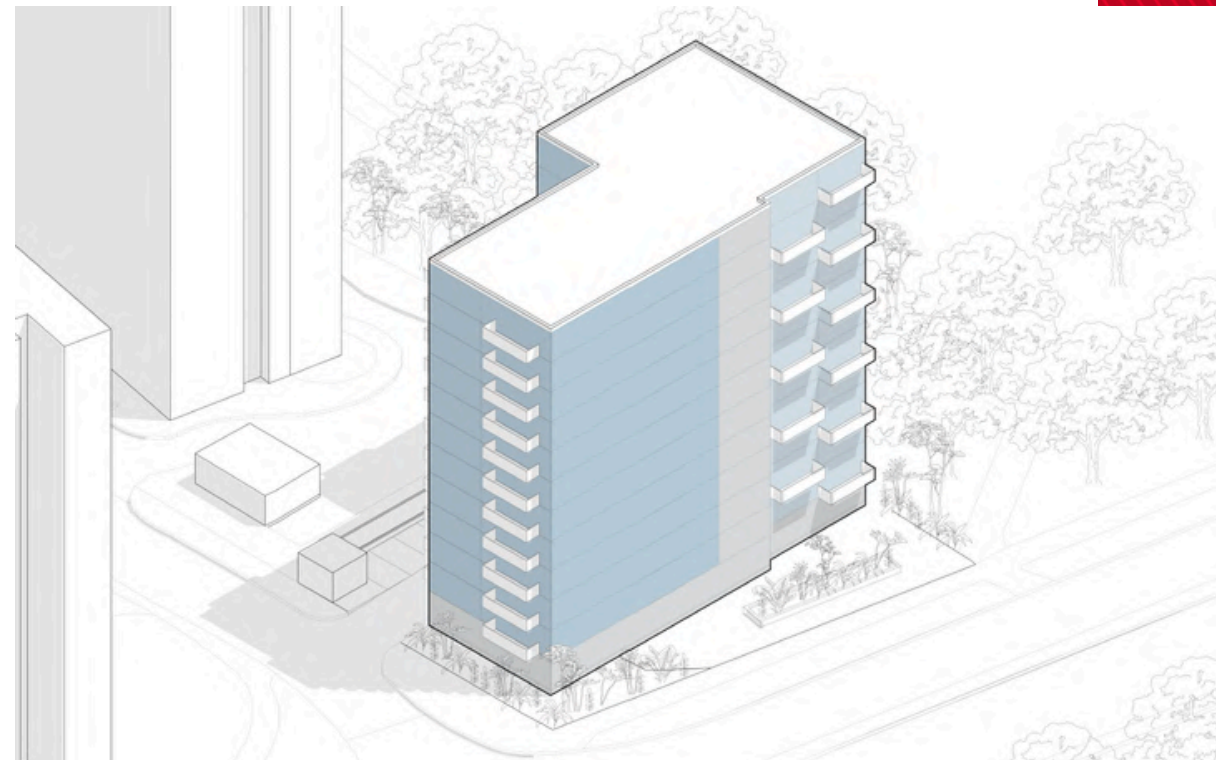
Prominent corner location close to town centre & M5 junction 1.

0.26 acre (0.1 hectare) site currently comprising a detached dwelling.

Outline planning consent for the development of 60 apartments.

Projected GDV of £10,050,000.

Guide Price: Offers based on: £1,350,000



PROPOSED DEVELOPMENT AT : 51 GREEN STREET, WEST BROMWICH. B70 6DL





## LOCATION

The site is located within a predominantly residential area of West Bromwich and in close proximity to a wide variety of commercial services and facilities concentrated around the application site. Within 1km of the site, there are supermarkets, convenience and specialist retail stores, restaurants, hot food takeaways, a primary school, gyms, pharmacies and Places of Worship.

Additionally, the site is well connected to local public transport infrastructure, with bus stops situated 130m (2-minute walk) to the northwest of the site on Green Street, providing direct and regular services between West Bromwich and Birmingham city centre. Kenrick Park Metro Station is situated 250m (3-minute walk) to the north of the application site, providing direct services between Wolverhampton St George's, Birmingham City Centre and Edgbaston Village.

## DESCRIPTION

The site extends to 0.26 acres (0.1 hectares) and is occupied by a large five-bedroom detached dwelling. Adjacent to the residential dwelling to the north, the site comprises a parcel of concrete hardstanding currently occupied by two ancillary single-storey outbuildings.

The site is situated within Kenrick Park, a parcel of community open space and wildlife corridor area, is located to the east of the application site. To the south, the site is bounded by the Kenrick Way / A4182 dual carriageway, a key spine road connecting West Bromwich to the M5 flyover to the north, Birmingham to the east and Dudley to the west.

## CURRENT USE

The site is in residential use, with the existing two-storey five-bedroom detached property currently occupied as a family dwelling. The related garden area is mainly surfaced with either concrete or paving stones, and there are no trees within the site. The northern parcel of the site comprises an area of concrete hardstanding, currently occupied by two ancillary single-storey outbuildings and a static caravan. Highway access to the site is taken directly from Green Street via two entrances that extend onto a private driveway.





## PLANNING

On 3/4/2024, under application number DC/23/68524, outline planning consent was granted for the demolition of existing buildings and development of an 11-storey building comprising up to 60 no. residential apartments, with associated landscaping, cycle parking, car parking and access from Green Street. The proposed development would incorporate 30 x 1 bedroom & 30 x 2 bedroom apartments. Copies of all relevant plans and supporting documents are available via the selling agents. All planning-related enquiries should be directed to Sandwell Metropolitan Borough Council at [planning@sandwell.gov.uk](mailto:planning@sandwell.gov.uk) or call 0121 569 4054.

## SITE AREA

0.26 acre or thereabouts.

## SERVICES

We have been informed that all mains services are connected to the site. However, prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirements.

## VAT

All prices quoted are exclusive of VAT, which may be applicable. Purchasers should satisfy themselves in this regard.

## LEGAL COSTS

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

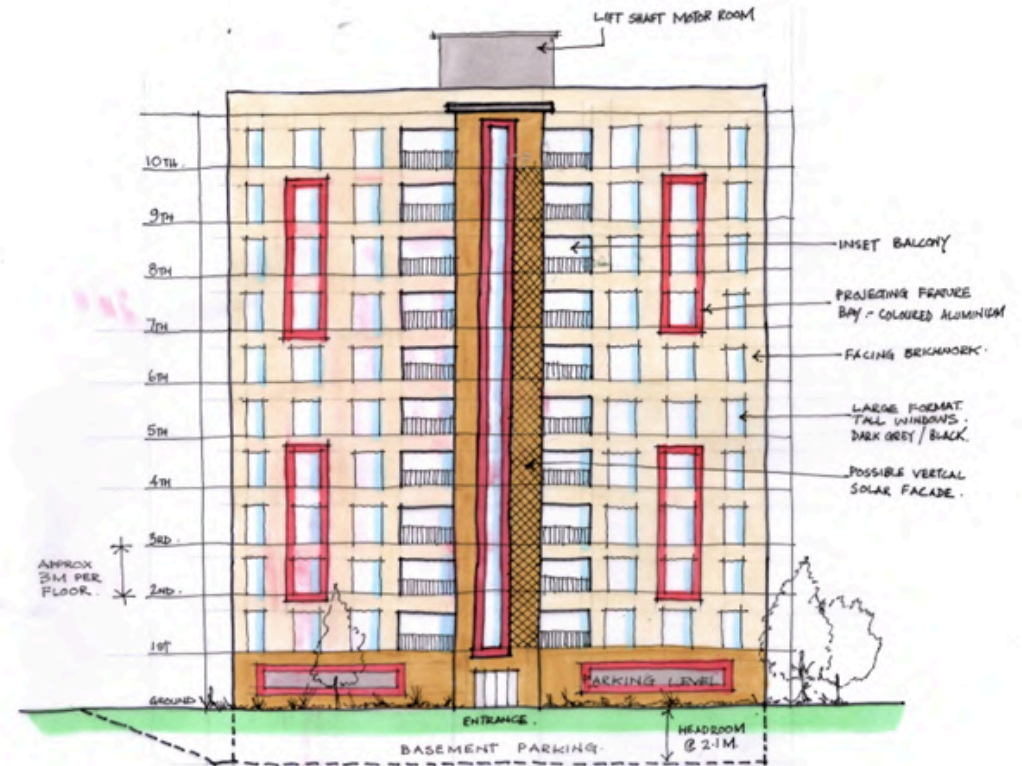
## ANTI-MONEY LAUNDERING

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.

## PRICE

Offers based on £1,350,000 are sought for the freehold interest.

### RESIDENTIAL DEVELOPMENT AT: GREEN STREET, WEST BROMWICH.



TYPICAL ELEVATION ONTO KENRICK WAY.  
"INDEFINITE"



DWG. 422/PD/05



# CONTACTS

**James Mattin**

0121 524 1172  
jmattin@bondwolfe.com

**Birmingham Office**

0121 525 0600  
agency@bondwolfe.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.