



FOR SALE



Freehold Development Site With Planning Permission

Land south of 76 Brades Road, Oldbury B69 2EP

OFFERS BASED ON:

£295,000

KEY FEATURES

Freehold development site with planning permission.

Canalside site extending to 0.302 acre or thereabouts.

Recent planning consent granted for residential development.

Proposed scheme with built area of 2,928 sq ft (272.11 sq m).

Guide Price: Offers based on £295,000 for the Freehold interest



Indicative site plan 1:500@A3
© Crown Copyright and database rights 2020 OS 100047474

LOCATION

The site lies in a prominent location on Brades Road, approximately half a mile northwest of Oldbury town centre and all its amenities.

Backing directly onto the Birmingham canal, the site is bounded to the north by a pair of semi-detached dwellings and to the south by a parcel of vacant land.

Benefitting from excellent transport links, including proximity to junction 2 of the M5 motorway, the site is also a short 3-minute drive from Sandwell 7 Dudley railway station.

DESCRIPTION

A predominantly rectangular-shaped development site backing onto Birmingham Canal affords a generous frontage. The site now benefits from planning permission for the development of 4 x 2 bedroom two storey houses with associated car parking.

Full details of the consented scheme are available via the selling agents.

PLANNING

Under application number DC/24/69248, planning consent has been granted for residential development.

Indicative schemes have been drawn for 4x 2 bedroom houses and also 3 dwellings. Further details are available from the selling agents.

For any planning enquiries, buyers should contact Sandwell Metropolitan Borough Council at planning@sandwell.gov.uk or call 0121 569 4054.

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.

TENURE

Freehold

LEGAL COSTS

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

VAT

We are advised that VAT is not applicable.

PRICE

Offers of £295,000 are invited for the freehold interest with vacant possession.

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

George Bassi

0121 524 2583

georgebassi@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.