



FOR SALE



Freehold Development Site With Planning Permission

Land to the north of 80 Brades Road, Oldbury B69 2EP

OFFERS IN EXCESS OF:

£240,000

KEY FEATURES

Freehold development site with planning permission.

Canalside site extending to 0.2 acre or thereabouts.

Consent for the development of 3 houses or 7 apartments with a built area of 625.71 sq.m.

Prominent location on Brades Road close to many amenities.

Guide Price: Offers in excess of £240,000 are invited for the freehold interest



LOCATION

The site lies in a prominent location on Brades Road, approximately half a mile northwest of Oldbury town centre and all its amenities. Located adjacent to the Birmingham canal, the site benefits 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 and tarmacadam development site backing onto Birmingham Canal and affording a generous frontage.

Formerly a car park, the site now benefits from planning permission for the development of 3 houses or a separate scheme of a three story block of 7 apartments.

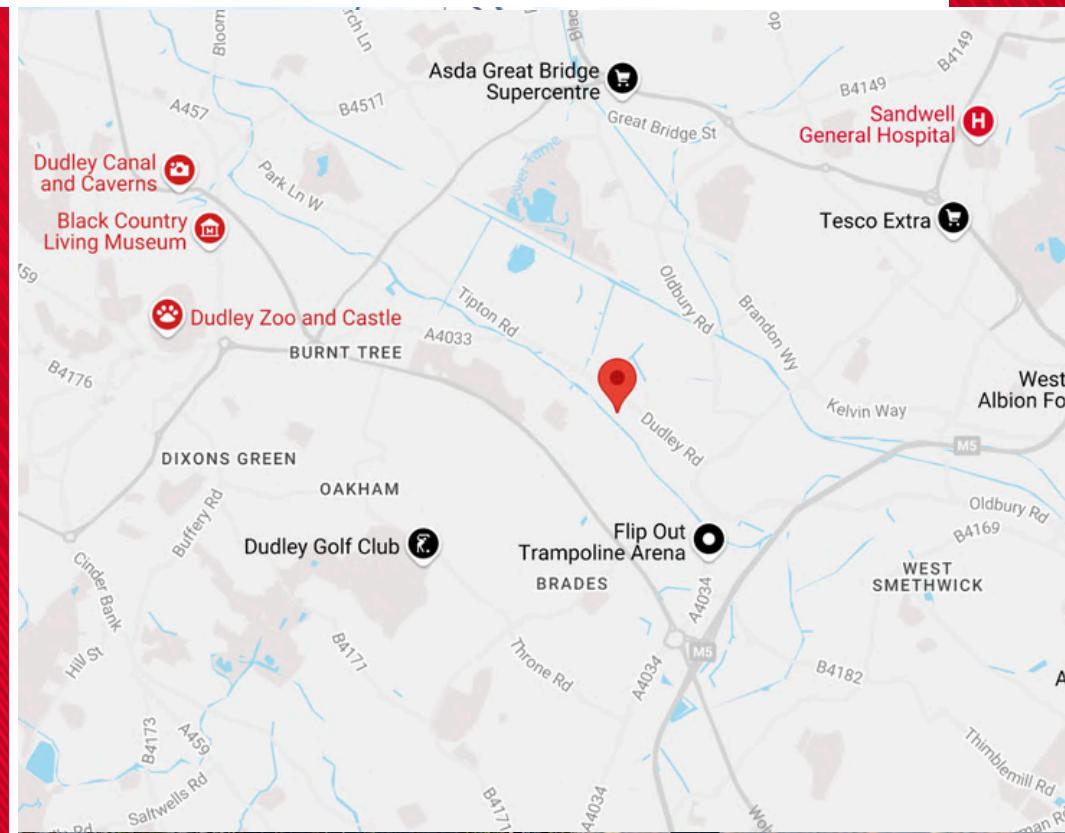
PLANNING

Under application number DC/23/68812, planning consent has been granted for the development of a 3 storey apartment block comprising of 7 No. self-contained apartments with enclosed bin store and cycle store to rear, parking and landscaping. Additionally, under application number DC/22/67619, planning consent was granted for the development of 3 houses with associated site works.

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, but prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirements.



TENURE

Freehold.

VAT

We are advised that VAT is not applicable.

LEGAL COSTS

Each party are 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.

GUIDE PRICE

Offers in excess of £240,000 are invited for the freehold interest with vacant possession.



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