



# For Sale

Land adjacent to The Boat Gauging House, Factory Road,  
Tipton, DY4 9AU

- Residential development opportunity with consent for 50, 1 & 2 bedroom apartments
- Canal side site extending to 1.1 acres (0.45 hectares) or thereabouts
- Including conversion of the Gauging House to (4 units) dating back to 1873
- 61 associated car parking spaces & landscaping
- Access to complete data room available upon request
- Long Leasehold – offers based on £1,250,000



IMAGE OF PROPOSED DEVELOPMENT

## LOCATION

The former British Waterways site extends to 1.1 acres ( 0.45 hectare) in area and is situated in Tipton in the Sandwell area, close to Dudley Town Centre, and approximately 15 miles Northwest of Birmingham.

Factory Locks is one of 6 conservation areas in Sandwell and is well positioned at the junction of two canal routes, the Birmingham Level (New Main Line) and the Wolverhampton Level (Old Main Line). The site therefore benefits from canal frontage to two sides of the site (North and West). To the Eastern side, the site is bounded by Factory Road, off which the site is accessed, and to the South, there is an area of open space. The site is in a very sustainable location, being close to public transport facilities; bus services within 400 metres of the site and the train station is a 600-metre walk from the site at Tipton. The site is also located within easy walking or cycling distance of a significant proportion of employment, leisure and retail facilities around Sandwell and Dudley. The Sustrans Cycle Route also runs along the Birmingham Canal adjacent to the site.

## DESCRIPTION

The site, extending to approximately 1.1 acres ( 0.45 hectare) , comprises the Grade II listed former Boat Gauging House, which was built in 1873. The proposed scheme will incorporate the refurbishment and conversion of the Boat Gauging House to four exclusives two-bedroom dwellings whilst maintaining the historic character of this listed building. The remainder of the site is cleared for which plans have been submitted for two new build apartment blocks comprising a further 46 units, taking the scheme total to 50 units. Block A will contain 10 new build apartments consisting of a mix of one and two bedrooms, and block C with 36 high quality, individually designed new build apartments, also providing a mix of one and two bedrooms.



## SUMMARY OF ACCOMMODATION

Apt	1 Bed	2 Beds	Studios	Net Sq.M	Gross Sq.m	Total
Block - A	5	3	2	611.3	708.6	10
Block - B	0	4	0	534.7	624.8	4
Block - C	11	25	0	2,718.50	3,071.30	36
Total	16	32	2	3,864.50	4,404.70	50

For a full breakdown please see accommodation schedule, available upon request.

## PLANNING (CURRENT)

Under application number DC/21/65872 plans have been approved for the residential development of 46 no. 1 and 2 bed apartments, and conversion of boat house to 4 no. 2 bed residential units, together with associated car parking and landscaping. Full access to the data room which includes legal, planning, site surveys, services, DWG drawings, and application plans is available upon request to the selling agents, Bond Wolfe.

## PLANNING (HISTORIC)

Under application number DC/07/47470, planning consent was granted on 6th Nov 2008 for the erection of 35 one and two bed residential apartments and conversion of The Boat Gauging House into 4 residential dwellings with associated car parking. Renewal of this planning consent was granted on 10th Feb 2012, under application number DC/11/53893.

## TENURE

Long leasehold.

## VAT

We are advised that VAT is applicable and will be payable in addition to the purchase price.

## 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 requirement.

## PLANS

Any plans provided within the marketing brochure are for identification purposes only and prospective purchasers should satisfy themselves in this regard.

## PROPOSAL

Offers are sought for the long leasehold interest at a quoting price of £1,250,000 plus VAT.



## FURTHER INFORMATION & DATA ROOM ACCESS

For further information please contact:

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