



FOR SALE



A parcel of freehold land with planning consent for residential development.

Land on the north side of 18 St. Giles Close, Rowley Regis, B65 9EL

GUIDE PRICE:

£100,000

DESCRIPTION

An irregular shaped parcel of land located adjacent to No. 18 St. Giles Close, Rowley Regis, B65 9EL. Planning permission was approved on 02/04/2025 for the erection of a single new residential dwelling with driveway, and garden space. The proposed development is situated within a well-established residential cul-de-sac and has been designed to compliment the surrounding housing in terms of scale, layout, and character.

The scheme includes provision for off-street parking via a widened private driveway, along with dedicated amenity space to the rear of the property. The proposal represents an opportunity for infill development in a sustainable and accessible location, making efficient use of underutilised land within a predominantly residential setting.

LOCATION

The land is situated in a predominantly residential locality in Rowley Regis, approximately 3 miles south-east of Dudley Town Centre and around 8 miles west of Birmingham City Centre.

The area benefits from good access to local amenities and public transport links, with Rowley Regis railway station providing direct services to Birmingham and beyond.

The National Motorway Network is readily accessible via Junction 2 of the M5 Motorway, which lies approximately 3 miles to the south-east.

SITE AREA

The land extends to 0.06 acres.



TENURE

We understand that the land is freehold.

PLANNING

Under planning application number DC/25/70246 planning consent was approved on 02/04/2025 for the erection of a two storey, three bedroom detached dwelling.

The proposed dwelling would have an internal floor area of 107 m2 with 84 m2 of private amenity space and two off-street car parking spaces to the front.

Further planning documents can be requested from the selling agent.

PRICE

Guide Price: Offers based on £100,000.

VAT

We understand that the site is not VAT elected.

LEGAL COSTS

Each party are 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.



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