



For Sale

Land at 252 Duchess Parade, High Street, West Bromwich, B70 7QG.

- High Street residential development opportunity with planning consent
- Prominent High Street location
- Cleared site with full planning consent
- Permission for 60 new build apartments and 1 commercial unit
- Freehold – offers over £1,500,000 plus VAT

PROPOSED DEVELOPMENT



LOCATION

The property is situated on the south side of the High Street, at its junction with St Michael Street. A number of shops, bars and restaurants are available in immediate vicinity and the New Square Shopping Centre is also close by West Bromwich Central metro station is situated within close proximity which provides quick and easy access to both Birmingham and Wolverhampton city centres The High Street leads onto the A41 which provides direct access onto the M5 motorway. West Bromwich bus station is also within easy walking distance.

DESCRIPTION

A prominent cleared corner site extending to approximately 0.071 Hectares (0.175 Acres). The site benefits from full planning consent for the development of 60 apartments and one commercial unit. There is no affordable housing requirement or section 106, and full supporting documentation of the proposed scheme is available from Bond Wolfe upon request.

PROPOSED ACCOMMODATION SCHEDULE

Ground Floor Commercial Unit 243.7 sqm/2623 sqft

The residential provision within the building will be formed of a combination of 1 and 2 bed apartments, with a GIA of 35,831 sq. ft (3,330 sq. m) . The proposed mix of these is as follows:

29	1 Bedroom Apartments	2 person apartments
27	2 Bedroom Apartments	3 Person Apartments
4	2 Bedroom Apartments	4 Person Apartments

PLANNING

Under application number DC/21/65798, on 18th January 2022, planning consent was granted for a proposed nine storey mixed use development comprising of 1 No. retail unit at ground floor and 60 No. apartments over eight floors. All supporting documentation is available upon request or via the Sandwell Metropolitan Borough Council planning website.





PRICE

Offers over £1,500,000 plus VAT are sought for the Freehold interest.

TENURE

Freehold.

EPC

Not Applicable.

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.

VAT

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

PLANS

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

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.

FURTHER INFORMATION

For further information please contact:

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