



FOR SALE



Freehold Development Site With Residential Planning Consent

53a Moor Street, Brierley Hill, Dudley, DY5 3SZ

OFFERS IN THE REGION OF:

£550,000

PLUS VAT

KEY FEATURES

Freehold site with residential planning consent.

Plans approved for the development of 28 residential apartments.

Site area - 0.5 acres (or thereabouts).

Further plans drawn up for alternative scheme of 45 residential apartments.

Subject to planning offers may be considered.

Freehold - offers in the region of £550,000 plus VAT.



LOCATION

Situated on the corner of Moor Street and Addison Road, Brierley Hill, the site occupies a highly prominent position forming part of the south-west gateway into Dudley town centre.

The land further benefits from extensive frontage to the Stourbridge Extension Canal. Conveniently located near to shops and amenities, the site offers access to both the A4036 (Merry Hill) and A491 (Camp Hill) within five minutes by car.

DESCRIPTION

A triangular shaped site measuring approximately 0.5 acres with prior approval not needed for the development of 28 residential apartments, and awaiting planning decision on an alternative 45 residential unit scheme.

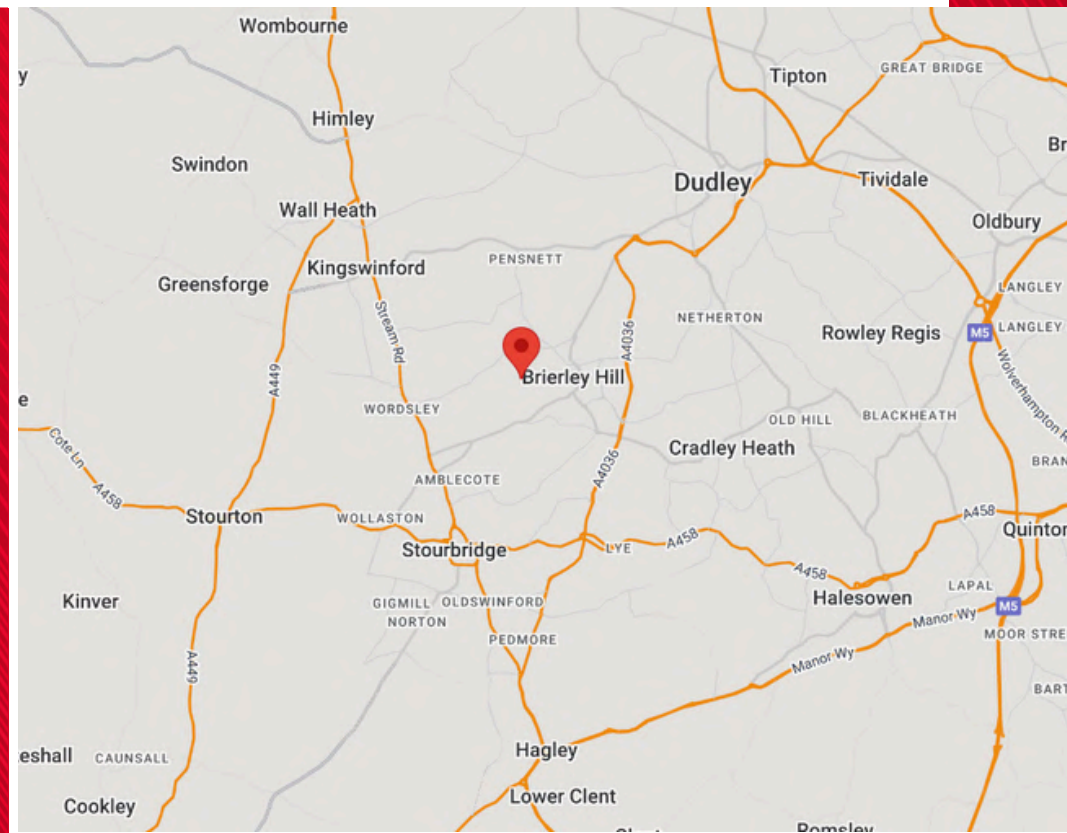
This land plot can also lend itself to a variety of other uses such as retail, care, industrial or storage (STP). Comprising a vacant two-storey former office building measuring approximately 22,500 sq ft internally.

The site - with a single access from Moor Street - is bounded by Moor Street, the adjacent Albion Works and the canal.

PROPOSED DEVELOPMENT

28-bed scheme: This scheme with approved planning (P15/1308/PN30) will comprise a mixture of 1, 2 and 3-bedroom units.

An additional scheme has been drawn up to comprise 43 x 1 bed apartments and 2 x 2-bedroom apartments.



PLANNING

The site has planning permission for the development of 28 residential apartments granted under application P15/1308/PN30 by Dudley Metropolitan Borough Council.

SITE AREA

0.5 acres (or thereabouts).

SERVICES

We understand that all main services are connected to the property but have not been tested by Bond Wolfe.

VAT

We are advised that VAT is payable in addition to the purchase price.

LEGAL COSTS

Each party is 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.

PRICE

Offers in the region of £550,000 are sought for the freehold interest on an unconditional basis. Subject to planning offers may be considered at a price to be agreed.



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