

FOR SALE PROMINENT DEVELOPMENT SITE

Land at Birmingham Road (A458)
Stourbridge, DY8 1JR

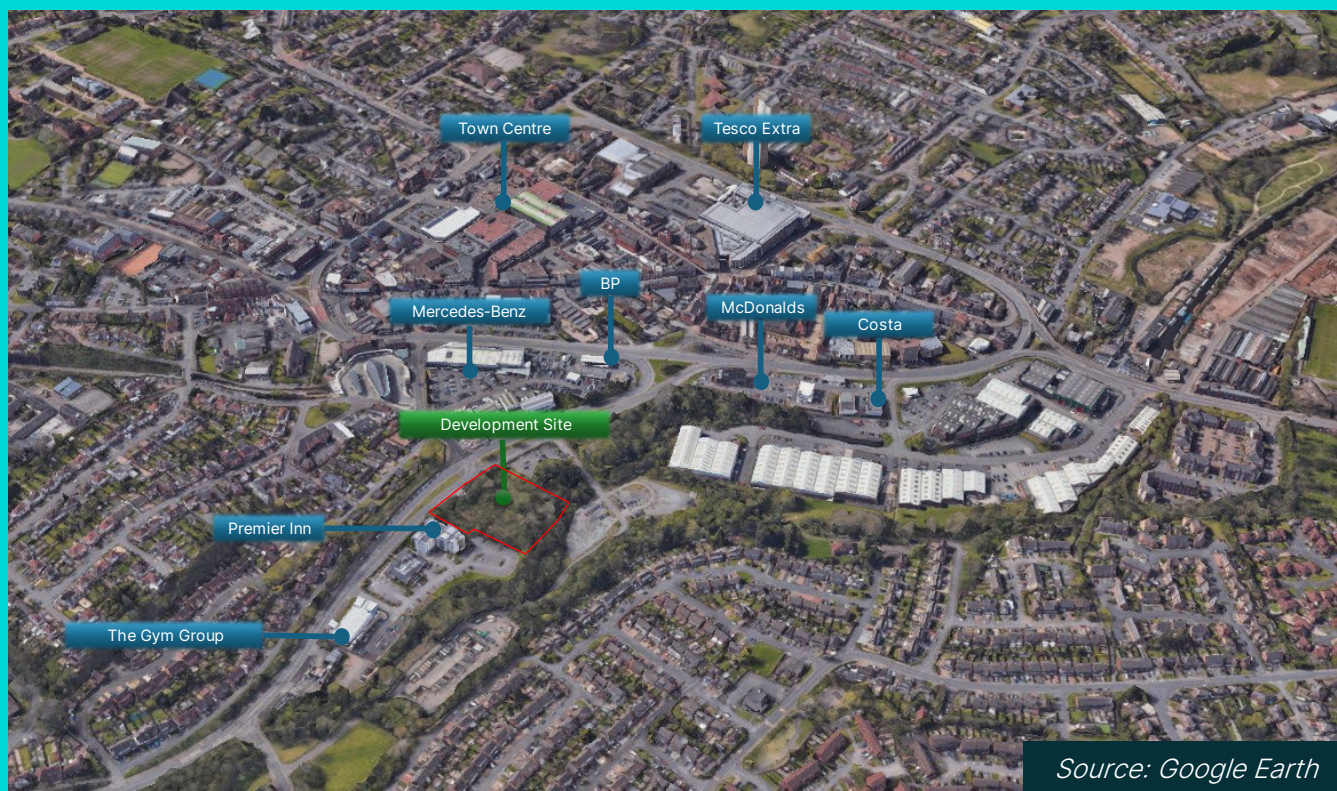
Key information

- ❑ Prominent roadside development site
- ❑ Gross area - 0.53 ha/1.3 acre
- ❑ Allocated within the "Stourbridge Town Centre Opportunity Area" within the Stourbridge Area Action Plan

Contact

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Location

The property is located fronting Birmingham Road to the east of Stourbridge Town Centre.

Birmingham Road (A458) is a busy route between Stourbridge and Lye with circa 17,700 vehicle movements per day.

The site is located alongside a Premier Inn, Brewers Fayre Pub and The Gym Group.

Stourbridge is located approximately 10 miles to the west of Birmingham City Centre and has a population of 56,395 (2021 Census).

Description

The property consists of a roughly rectangular shaped site which slopes gently to the rear where it meets the River Stour.

Fronting Birmingham Road are the remains of a former building, with the remainder of the site covered in vegetation.

The site has potential for a variety of uses and schemes depending on your requirements.

Site Area

	Hectare	Acre
Gross Area	0.53	1.3

Terms & Tenure

Our client is looking for freehold offers for the site. Offers on a subject to planning basis will be considered.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

The site will be assessed on completion.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Viewing

Strictly via the sole letting agent only.



Planning

The site is designated under policy DLPSOS1 as part of the Stourbridge Town Centre Opportunity Site.

This confirms that acceptable land uses include C3 Residential Development and Class E uses (excluding E (g) (ii) and (iii)).

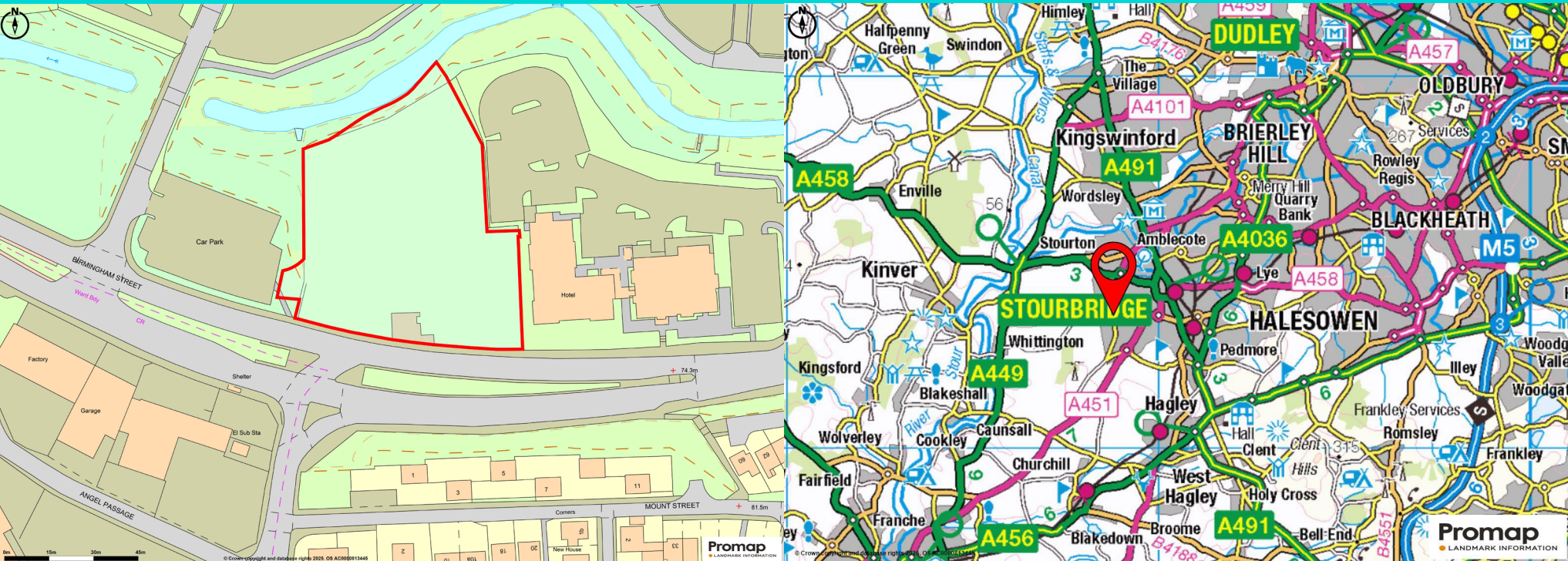
Additionally, the site is within an Area of Historic Landscape Value due to the River Stour at the rear of the site and any development will need to take this into account.

Further information on planning can be obtained from Dudley Council – see link below.

Dudley Council

Reports

Copies of an Ecological appraisal and topographical plan are available upon request.



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