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Land & Property
Consultants

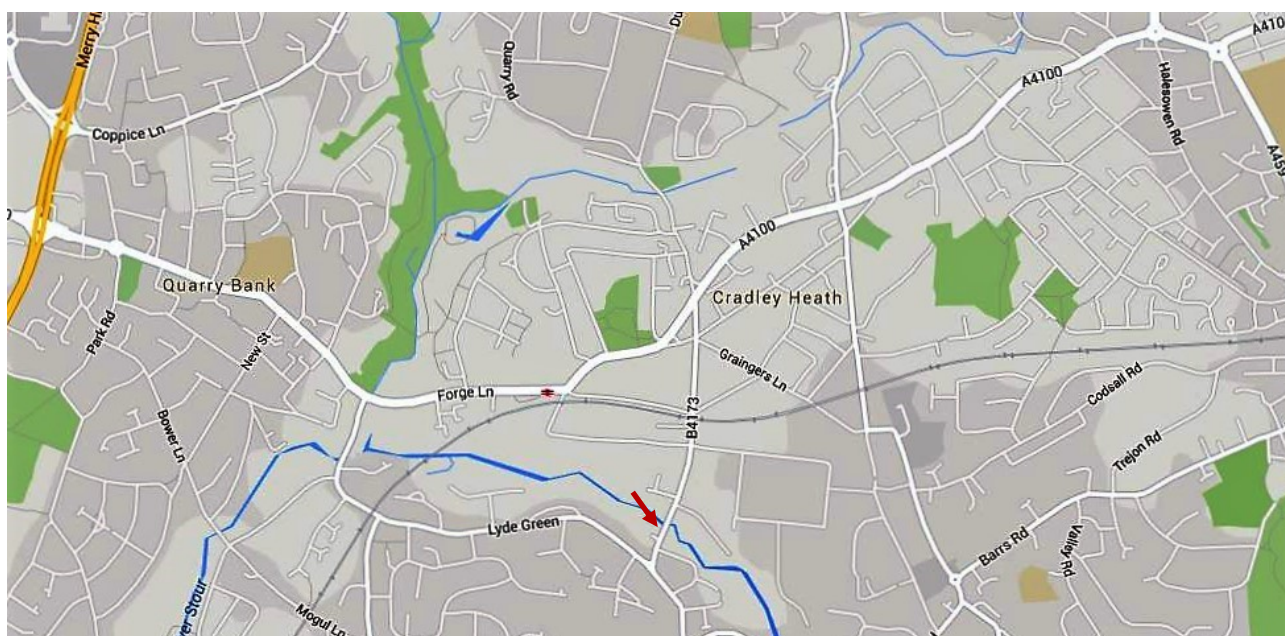
Prime Development Opportunity, Bridge Street, Cradley, West Mids, B63 2UA



By Direction of the owners

Currently used as open storage this fully boundary secured yard affords the following.

- **1.05Ha - 2.6acres or thereabouts**
- **Fully Boundary Secured**
- **Residential Development Site (subject to planning)**
- **Further Development Potential**



Location:

The site enjoys a prominent position situated Bridge Street (B4173) in Cradley Heath, sat adjacent to River Stour which also acts as an administrative boundary between the metropolitan districts of Sandwell and Dudley Furthermore the site provides easy access to nearby business locations and allows good routes to the Motorway network. Junction 3 of the M5 within 4.5 miles

Grid Reference:
SO 94224 85411

Description:

The property comprises of a fully boundary secured area of land behind a pair of steel gates opening out to a levelled site measuring in total approx. 1.05 ha 2.6 acre. Previously an industrial foundry works the site now benefits from a change of use to that as an Open Storage / Transport facility.

Planning:

Following discussions with Dudley MBC Planning dept it has been suggested that the site would be well suited to Residential re-development (subject to planning)
The site may be suitable for other uses subject to a satisfactory planning consent being granted.

Technical reports: The Agents have a number of technical reports which would be made available upon request and prior approval by the vendors.

Local Authority:

Dudley Metropolitan Borough Council,
Council House, Priory Road,
Dudley, DY1 1HF.

Legal Costs:

Each party will be responsible for their own legal costs.

Agents Fees: The successful purchaser will also be responsible for the Agents fees

Availability:

The property will be made available with immediate effect once a legal completion is executed.

Price / Tenure:

Offers Invited
The property is Freehold with vacant possession upon completion

VAT:

Vat will be charged at the current rate

Viewings:

Strictly by prior appointment with Paramount Land & Property Consultants on 01384 623557

Contact:

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PROPERTY MISDESCRIPTIONS ACT 1991

these particulars maybe subject to errors. While we endeavour to make all details accurate, prospective purchasers are advised to satisfy themselves by inspection or otherwise as to their accuracy and correctness. Paramount Land & Property Consultants DO NOT GIVE ANY WARRANTY TO THE ACCURACY OF ANY MEASUREMENT, TEXT OR PHOTOGRAPH AND INTERESTED PARTIES SHOULD NOT RELY UPON ANY INFORMATION WITHIN THESE DETAILS.

IMPORTANT

Paramount Land & Property Consultants have not been able to confirm the availability of services such as the gas, water, electricity and drainage to these properties. We advise that all interested parties should obtain verification through their solicitor or surveyor before entering any legal commitment.
Paramount Land & Property Consultants have not tested the working order of the heating system in these properties, we advise all interested parties to check before entering any legal commitment.
PLEASE NOTE THAT ITEMS IN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE. PLEASE VERIFY ALL FIXTURES AND FITTINGS THROUGH YOUR LEGAL REPRESENTATIVE