



**paramount**

Land & Property  
Consultants

Prime Re-Development Opportunity, High Street, Wollaston, Stourbridge West Mids, DY8 4PF



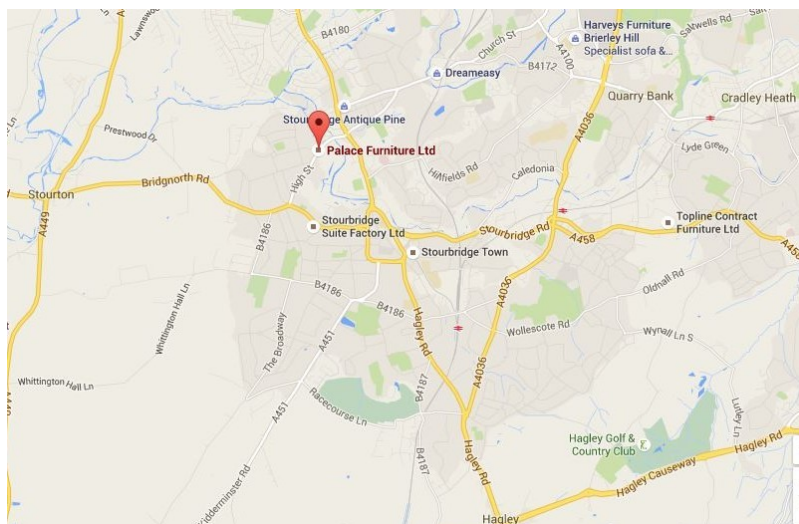
Canal walk to Stourbridge within 50 metres



By direction of the owners

Currently an operational manufacturing / distribution facility affording 3277m<sup>2</sup> of space plus outside area being fully boundary secured yard.

- 0.48Ha - 1.2acres or thereabouts
- Fully Boundary Secured
- Re Development Opportunity (subject to planning)
- Further Development Potential



### Taylor Wimpey Doulton Brook Development opposite



#### Location:

The site enjoys a prominent position situated on High Street (A461) in Cradley Heath, sat adjacent to the River Stour and directly opposite the hugely successful Taylor Wimpey, Doulton Brook development which is delivering 150 new build dwellings.

Furthermore the site provides easy access to nearby business locations and allows good routes to the Motorway network.

Junction 3 of the M5 within 8.3 miles

The nearby village of Wollaston is within half a mile and furthermore the Town Centre of Stourbridge is approx 1 mile away offering extensive shopping and amenities.

The site also benefits from being adjacent to the River Stour and the canal network that offers a link to beautiful walks and countryside.

#### Grid Reference:

SO 89389 85458

#### Description:

The property comprises of a fully operational manufacturing / distribution and office building with secured yard area of land

#### Planning:

There was a previous consented residential scheme consented which offered 14 dwellings with Dudley MBC Planning dept (P12/0452) however we feel that the site lends itself to other opportunities such as a mixed use retail commercial scheme or retirement all of which would be subject to planning)

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

**Billing Authority Ref:** 04H85809605008

**Special Category Code:** 096 - Factories, Workshops and Warehouses (Inc Bakeries & Dairies)

**EPC:** As the site is being offered as redevelopment opportunity an energy performance certificate hasn't been prepared

#### 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 may be 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

