



LAND & BUILDINGS - JOHN ST NORTH WEST BROMWICH B71 1NE

RESIDENTIAL DEVELOPMENT SITE

WITH OUTLINE PLANNING CONSENT
FOR 26 THREE & FOUR BEDROOM
HOUSES

FOR SALE

Price £1,299,950 subject to contract

- RESIDENTIAL DEVELOPMENT SITE
- FORMER BUILDERS MERCHANTS
- OUTLINE PLANNING PERMISSION
- CLOSE TO TOWN CENTRE & M5
- ESTABLISHED RESIDENTIAL AREA
- ADJACENT TO OAKWOOD PARK



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JOHN STREET NORTH
WEST BROMWICH B71 1NE

LOCATION The site is situated in an established residential location adjacent to West Bromwich Town Centre and The Expressway giving direct access to Junction One of the M5 some one mile distant and to the Black Country Route with access to the greater Black Country Area.

West Bromwich has the mainline railway station at Sandwell and Dudley some 3 miles distant and the town centre is served by the Midland Metro giving direct access to the heart of Birmingham City Centre at Snowhill - some 17 minutes travel time.

The town boasts a fantastic range of local shopping & has a Tesco Extra store together with cinema and a wide choice of restaurants and Cafes.

For the family the site is close to a range of local schools and West Bromwich College.

DESCRIPTION This is a well proportioned and relatively flat site extending to 1.735 acres (0.7 ha) or thereabouts.

Within the site at present are two industrial warehouse / trade counter buildings equating to 15,575 sq ft (1446.9 sq m) or thereabouts together with substantial hard standing and storage yards. The site is accessed directly of John Street North (cul de sac) leading from Garrets Lane some 500 yards from its junction with The Expressway.

EXISTING USE The site as present is a former Builders Merchants recently closed down (October 2016) and now vacant . The site could be used for this or other suitable uses subject to planning consents.

TENURE We understand the property is freehold .

PRICE Offers sought in the region of **£1,299,950** SUBJECT TO CONTRACT

LEGAL COSTS Each party will be responsible for all their own costs in respect of this transaction.

VAT VAT will not be payable on the sale price.

PLANNING An extant planning consent has been renewed dated September 2014 (ref DC/14/57240 & DC/09/50742) for the development of 26 houses with private car parking (*Outline application for access and layout*). The planning consent along with plans and further details are available from the Agency and to download.

LOCAL AUTHORITY Prospective purchasers should satisfy themselves as to both the existing and intended uses of the property with Planning Authority.

Sandwell Metropolitan Borough Council

Freeth Street

Oldbury

West Midlands B69 3DE

Tel 0845 358 2200

SITE CONDITIONS The site is to be sold as seen.

VIEWING The site can be viewed from the street. If access is required to inspect the site and buildings in detail please make an appointment with the Agents.

OTHER TERMS

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

References

The successful purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

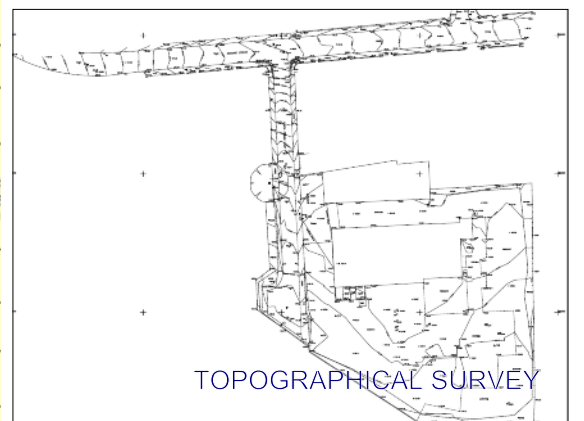
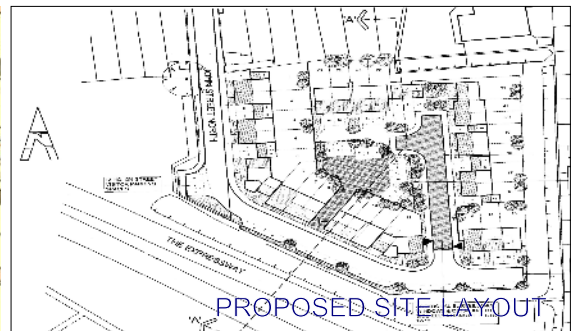
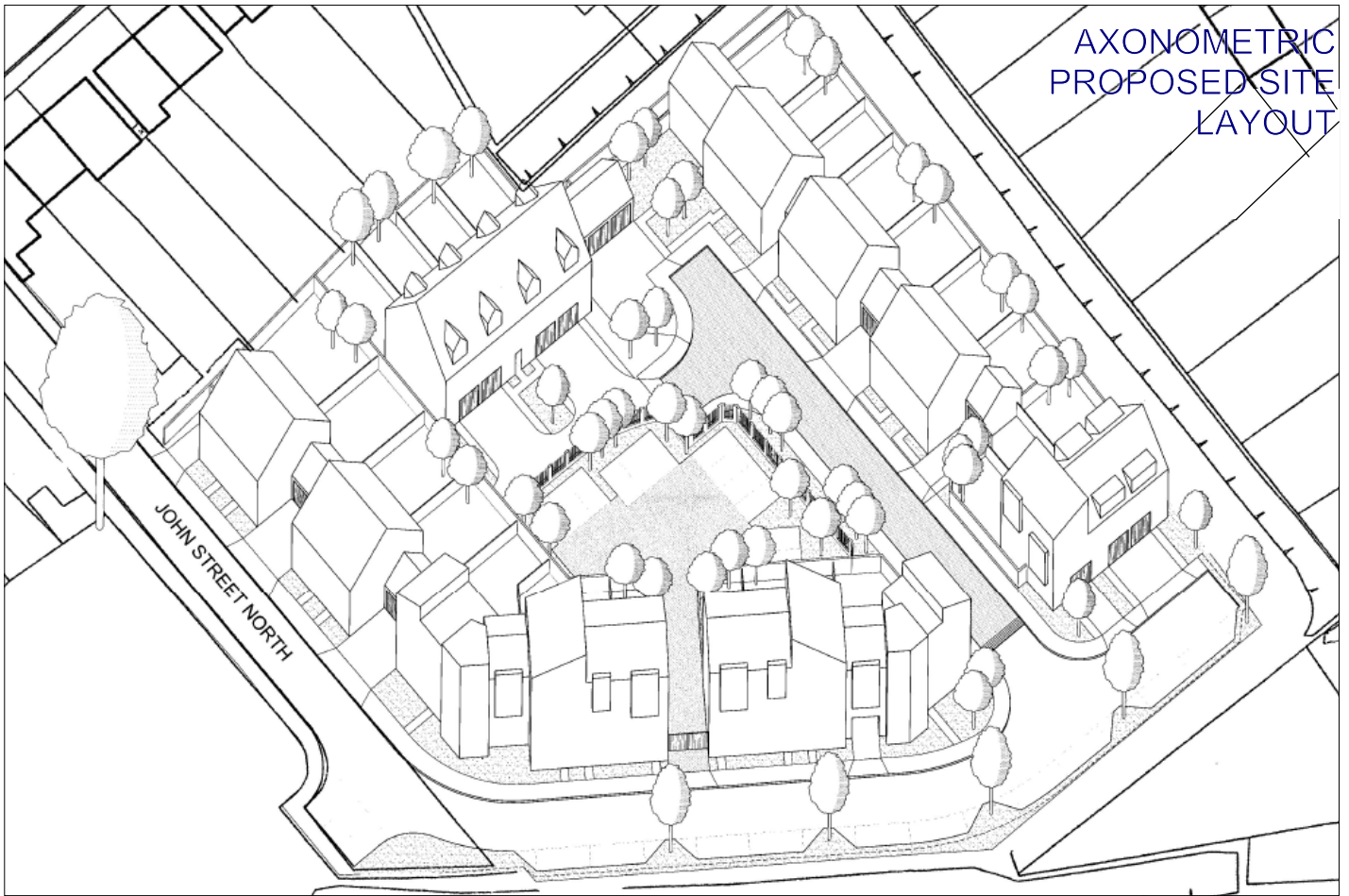
Areas & Dimensions

All areas and dimensions are deemed to be approximate only.

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WEST BROMWICH B71 1NE**



ALL PLANS ARE AVAILABLE TO DOWNLOAD ON OUR WEBSITE

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M5 MOTORWAY

TESCO & LEISURE

WEST BROMWICH
TOWN CENTRE

THE EXPRESSWAY

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&
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Regulated by RICS

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