

## DEVELOPMENT SITE

## HALL STREET DY2 7DQ

## FOR SALE

### Description

The property is located adjacent to the A461 Dudley Southern By-Pass south east of Dudley Town Centre. Its main access fronts Hall Street with a potential access at the rear off Blackacre Road. It comprises about 1.96 acres approx and is cleared of buildings [some floor slabs remain etc] and slopes from Hall street towards Blackacre Road. The land is overgrown with shrubs and bushes and is narrow and regular in shape

### Tenure

THE PROPERTY WILL BE SOLD FREEHOLD

### Planning

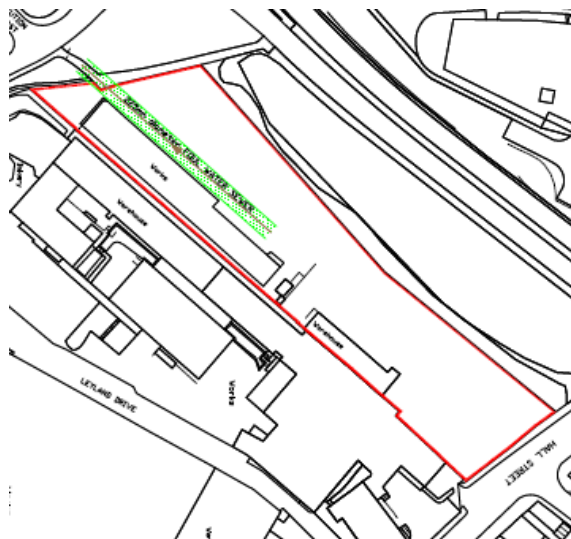
Interested parties should make their own enquiries of the Local Planning Authority and satisfy themselves as to the suitability of the site for any use or development they may propose with reference to planning policy: Dudley Borough Development Strategy

### Ground Conditions

The Site may be affected by contaminants and poor ground condition and therefore prospective purchasers should undertake their own site investigations and independently satisfy themselves as to the suitability of the site for any proposed use or future development

### The Site

The site comprises about 1.96 acres approximately



Indicative Plan Not to Scale Site Approx 7945 sq m or about 1.96 acres  
Note the approximate location of the Public Sewer as per the plan. Private drainage may also be present on the site [not shown]

<b>Mining</b>	There is known historical activity on this site and Prospective purchasers should make their own enquiries regarding mining activity on the site and in the area
<b>Development Potential</b>	The site has potential in principle for a range of different uses subject to planning No planning consent – outline or full exists presently in relation to any user
<b>Planning</b>	No allocated use
<b>Note</b>	The above information should not be relied upon by interested parties. No guarantee or warranty is given by the seller and the buyer must rely upon their own enquiries independent reports and surveys
<b>Enquires/Contact Info</b>	For any enquiries about this property please contact  Alex Groom Principal Property Surveyor Place Directorate Property and Land Valuation Council House, Priory Rd, Dudley, DY1 1HF by Telephone on 01384 81 7067 or e-mail at <a href="mailto:alex.groom@dudley.gov.uk">alex.groom@dudley.gov.uk</a>
<b>Offers/Price</b>	Price on Application
<b>Costs/VAT</b>	The purchaser will reimburse the Council's legal and surveyor costs  VAT may be charged on this sale Subject to Contract

**Disclaimer** - These particulars do not constitute any part of a contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement.