

# FOR SALE



Pedmore Road A4036

NOT TO SCALE - Illustration Purposes Only

## UNIQUE DEVELOPMENT OPPORTUNITY

Land at Saltwells Wood, Pedmore Road, Brierley Hill

- Former Saltwells House Site
- Approximately 1.3 acres (0.52 hectares)
- Potential for a variety of uses (subject to planning)
- Historic Woodland location
- Freehold

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### **Location**

The property is located within the heart of the tranquil Saltwells Nature Reserve in Brierley Hill approximately 3 miles south west of Dudley, 4 miles north east of Stourbridge and 12 miles west of Birmingham City Centre. The site is conveniently located for Junction 2 of the M5 motorway.

To the west side of Saltwells Nature Reserve, within 1 mile is the Merry Hill retail centre, and Waterfront offices at Brierley Hill. To the south, east and north of the Nature reserve are residential areas of Quarry Bank and Netherton.

### **Description**

The site comprises the former site of Saltwells House extending to approximately 1.3 acres (0.52 hectares) as edged red on the site plan.

The site is predominantly mature woodland with a small cleared area where Saltwells House was located.

The site is accessed by a private single track drive from Pedmore Road. (as edged and hatched brown on the site plan). The Purchaser will be granted full rights of access over the driveway with maintenance responsibility.

### **Planning History**

Planning Permission was granted by Dudley Council on 12th November 2013 for the construction of a single storey wardens/education facility and 5 dwellings with garages and associated works to existing access road from Pedmore Road under application reference P13/1648. This permission has now lapsed.

We understand plans have been drawn up for junction improvements onto the Pedmore Road and for passing places along the access driveway.

### **Opportunity**

The site presents an exciting opportunity to acquire and develop a woodland site in the heart of the Black Country within a short drive of Birmingham City Centre. The site would lend itself to a small residential development or an educational/leisure facility retreat or a small employment development subject to obtaining the necessary planning permission.

### **Tenure**

The site is offered freehold and will be sold with vacant possession.

### **Guide Price**

Offers are invited for the Freehold interest in the site.  
The guide price is £175,000

### **Services**

We understand that mains water and electric are available to the site. Prospective purchasers are encouraged to make their own enquiries in respect of the availability of all services.

### **Local Authority**

Dudley Metropolitan Borough Council

Development Management  
Planning and Economic Development  
Directorate of Place  
4 Ednam Road, Dudley  
West Midlands  
DY1 1HL

Tel: 01384 814136

Email: [development.control@dudley.gov.uk](mailto:development.control@dudley.gov.uk)

### **Information Pack**

An information pack is available on request comprising the following:

- Planning Statement
- Site Plans
- Access Drawings
- Services Information
- Ground Report
- Asbestos Survey
- Topographical Survey

### **Money Laundering**

The successful purchaser will be required to submit two forms of identity, in accordance with Money Laundering Regulations.

### **VAT**

Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT on respect of any transaction.

### **Viewing**

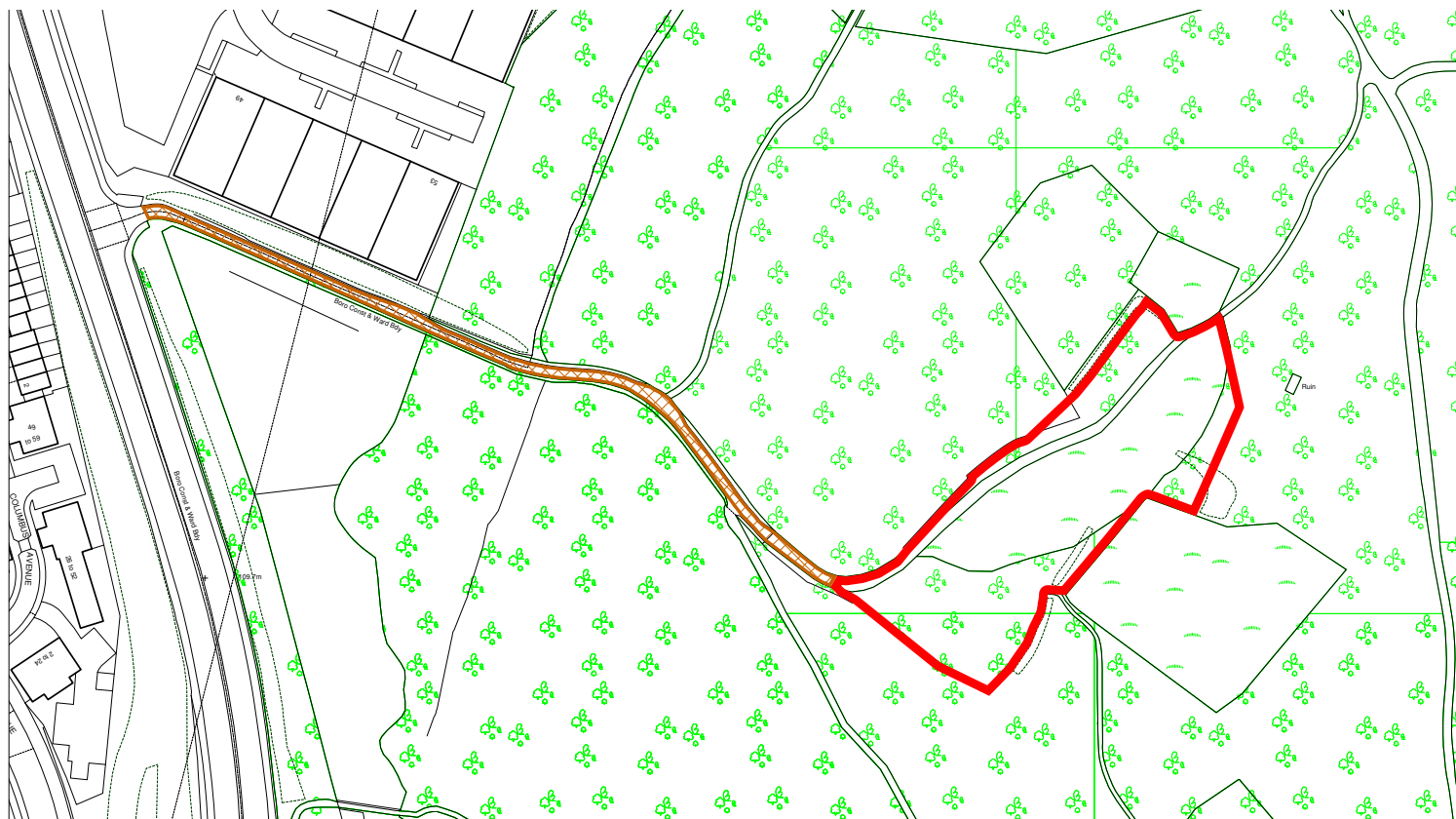
The site can be viewed at any time from Pedmore Road.



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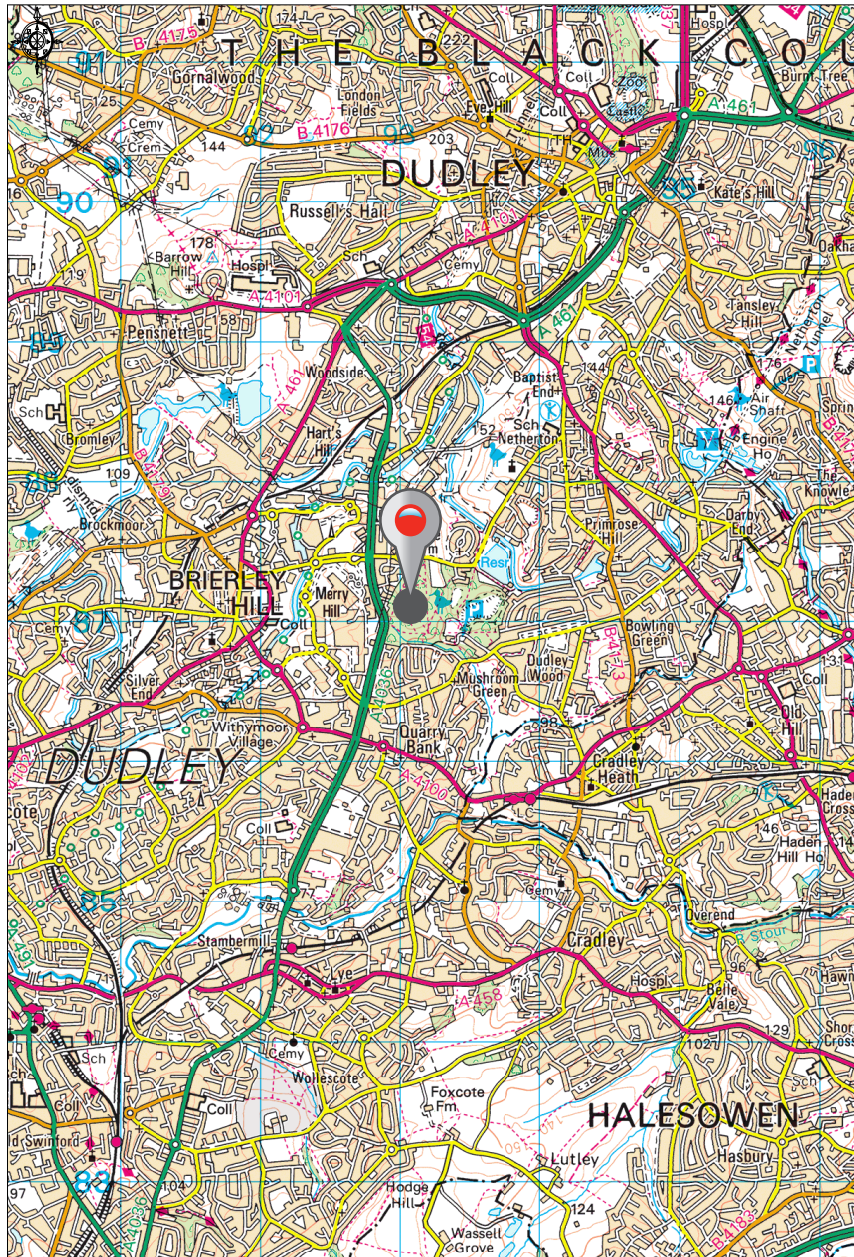




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## **EXCITING DEVELOPMENT OPPORTUNITY**

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