

**For Sale**

**Redevelopment Opportunity**

**Dudley Police Station,  
New Street,  
Dudley,  
DY1 1LP**



**Approximately 18,912 sq. ft. (1,722.01 sq. m.)**

- Former Police Station
- Central Location
- Potential for conversion to residential (subject to planning)



### Location

The property is located in Dudley Town Centre on the junction of New Street and Tower Street, adjacent to Dudley College. There is ample on street parking and public car park opposite. Dudley is located in the heart of the Black Country in the West Midlands and is approximately 10 miles west of Birmingham and 6.5 miles south of Wolverhampton.

### Description

The property comprises a four-storey self-contained former police station with sub-basement, being of brick wall and mainly pitched slate roof construction with an external yard area to the rear. The accommodation is in the majority offices with reception area, ancillary, storage and cells. There are 2 stairwells serving all floors. Access can be gained from Tower Street and New Street.

### Accommodation

Description	Sq Ft	Sq M
Former police station	18,912	1,757
<b>Total GIA</b>	<b>18,912</b>	<b>1,757</b>

### Rating Assessment

£74,000 Rateable Value (2017 Listing)  
Interested parties are advised to speak with the local council regarding the rates payable.

### Tenure

The property is available on a freehold basis with vacant possession.

### Price

Offers over £450,000 are invited.

### Legal Costs

Each party to bear their own costs incurred in the transaction.

### Planning

The property has potential for redevelopment for office or residential use, subject to planning permission. We understand that the property is locally listed. All enquiries should be directed to Dudley Planning Department – 0300 555 2345

### Services

We understand that all mains services are connected or are available for connection. No testing of any services has been undertaken. Purchasers are advised to rely on their own investigations.

### EPC

The property has an EPC rating of E114. A copy of the certificate can be provided on request.

### Further information

Scale floor plans can be made available on request.

### Viewings

#### Alex Evans

Email: [aevans@kwbooffice.com](mailto:aevans@kwbooffice.com)

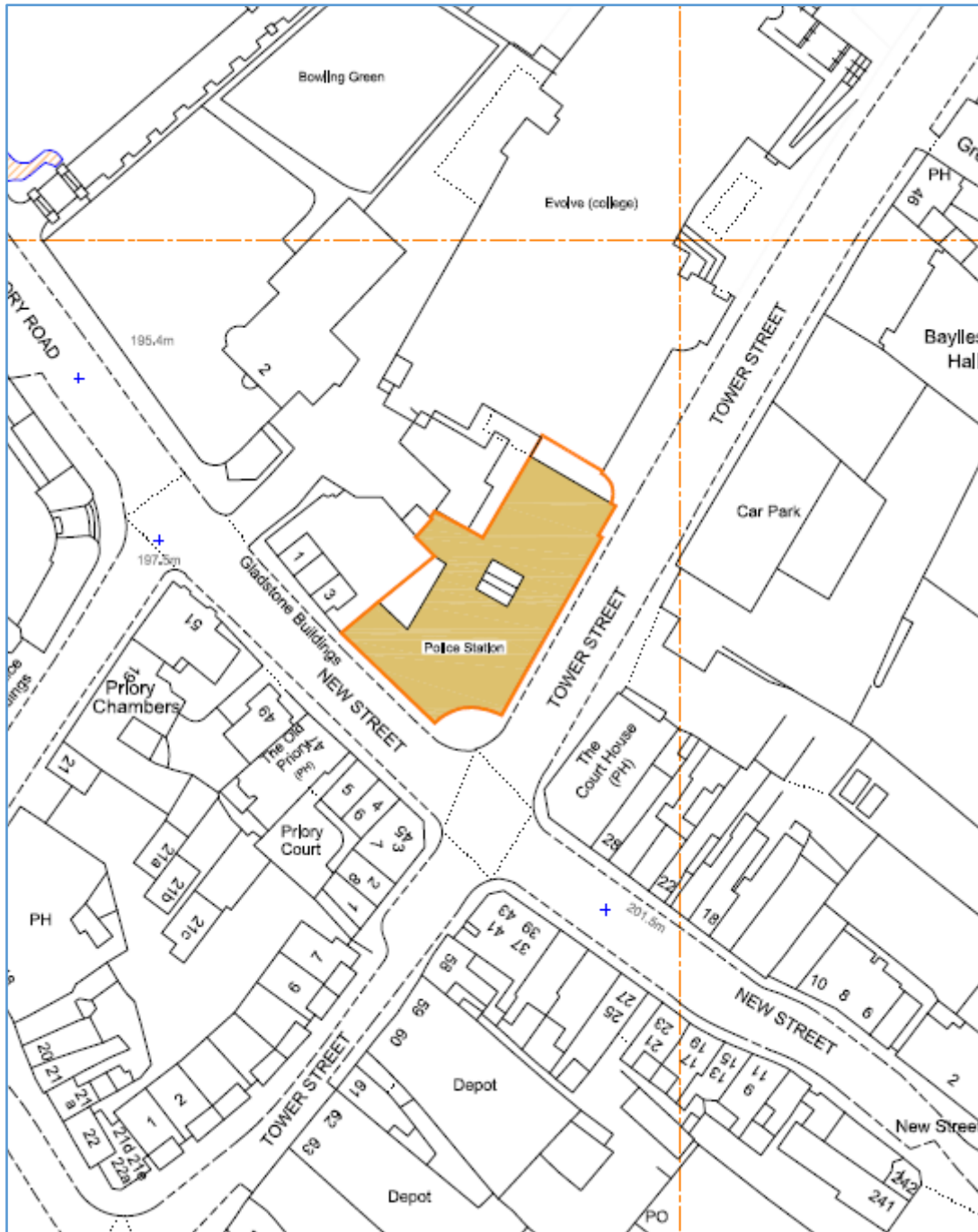
Tel: 0121 233 2330

#### Martin Cook

Email: [mcook@kwbooffice.com](mailto:mcook@kwbooffice.com)

Tel: 0121 233 2330

## Site Plan



No scale

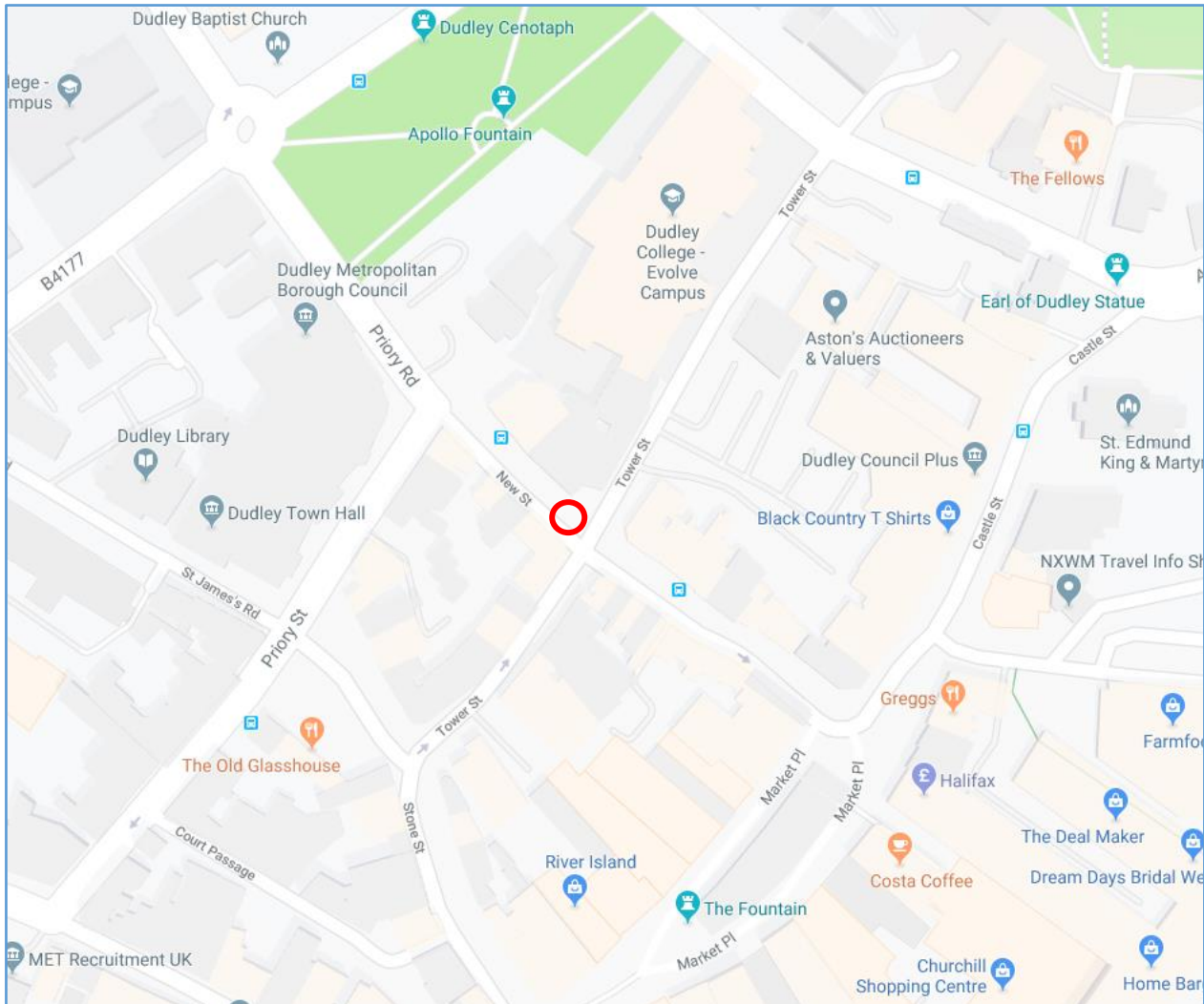
### Misrepresentations Act

The Misrepresentations Act 1967 and Property Misdescriptions Act 1991 – Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- i. These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract.
- ii. KWB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.
- iii. No employee of KWB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property.
- iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition.
- v. Subject to contract



## Location



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