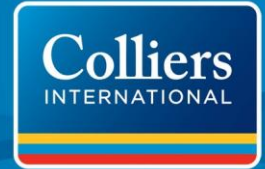


FREEHOLD DEVELOPMENT OPPORTUNITY

Former Coseley Baths, Pear Tree Lane, Coseley, WV14 8HA



Former Coseley Baths, Pear Tree Lane, Coseley, WV14 8HA

- Freehold development opportunity
- Cleared brownfield site
- Close to Coseley town centre
- Established residential area
- Part of the regeneration corridor under local policy

Site area: 2.35 acres (0.97 hectares)

On behalf of the Joint LPA Receivers

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LOCATION

The property is located in Coseley a small town 10 miles north-west of Birmingham and four miles south east of Wolverhampton. The site is located at the junction of Pear Tree Lane with Old Meeting Road and Wallbrook Street approximately half a mile east of Coseley town centre which provides a range of local shopping facilities. The nearest railway station is at Coseley, half a mile to the north east. Coseley Railway Station is served by local services operated by London Midland and Sandwell and Dudley Railway Station is served by both London Midland Services and Virgin Trains West Coast Services from London Euston to Wolverhampton.

The immediate area is residential in nature with the areas to the west of the subject property being industrial.

DESCRIPTION

The property comprises a cleared brownfield development site in a predominantly residential area. We are of the opinion that the site of the subject property would lend itself to residential development (subject to obtaining planning consent) considering that the location is surrounded by residential dwellings and is in close proximity to Coseley town centre, transport, retailing and community facilities. Further land investigations available on request.

SITE AREA

The total site area is circa 2.35 acres (0.97 hectares).

PLANNING

Adopted local planning policy is set out in the saved policies of the Dudley Unitary Development Plan (2005) and Black Country Core Strategy (2011).

Under the Unitary Development Plan (UDP) Proposal Map, the site of the subject property has been allocated as a 'Regeneration Corridor', the common roles of which are to provide as sustainable mix of modern, strategic high quality employment land and new residential communities.

The property is not within a Conservation Area and is not listed.

TENURE

Freehold.

PRICE

Unconditional offers invited.

LEGAL COSTS

Each party is to bear their own legal and advisory costs incurred in documenting the transaction.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
21/02/2018

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