

rapleys.com **0370 777 6292**

FOR SALE

0.56 acre of Development Land

Wolverhampton Road, Birchley Island, Oldbury, West Midlands B69 2AG CONTACT

Alfred Bartlett

07738 090760 | alfred.bartlett@rapleys.com

Jonathan Jones

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Prominent location off Birchley Island

Development potential for various uses (subject to planning)

Potential for enhanced development on a further 2.1 acres (subject to separate negotiations)

Good accessibility to Junction 2 of the M5

Nearby occupiers include: Aldi, Asda, Dunelm, Halfords, Holiday Inn, Ibis Styles Hotel and McDonald's.

High vehicle count



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Location

The parcel of land is located in Oldbury approximately 3.5 miles south east of Dudley and approximately 6 miles north west of Birmingham.

The site itself fronts Wolverhampton Road A4123 directly opposite the **Ibis Styles Hotel** and a former **Toys R Us** retail warehouse in close proximity to Junction 2 of the M5 motorway just off Birchley Island Roundabout, which has circa 43,855 daily vehicle movements (Department for Transport statistics). Access to the site is via two pavement crossovers at either end of the Wolverhampton Road frontages.

Nearby occupiers include **Aldi**, **Asda**, **Dunelm**, **Halfords**, **Holiday Inn**, **Ibis Styles Hotel** and **McDonald's**.

Description

A brownfield development site measuring approximately 0.56 acre fronting Wolverhampton Road. The land was historically used as a petrol filling station and as such benefits from a left turn in and left turn out arrangement onto Wolverhampton Road. There is an existing tarmacadam surface covering the former car park and a concrete base of the former forecourt/filling station building, please note vegetation has penetrated the surface. A palisade fence runs around the perimeter of the site with the benefit of gated vehicular access points off Wolverhampton Road.

The site fronts and currently provides the only highway access point to a larger site area to the rear which is in separate ownership (shown hatched green on the front page). Whilst this does not form part of the sale it did form part of a joint development proposal with the subject site, see scheme adjacent. The successful purchaser may wish to engage with Sandwell Borough Council to revive this agreement for the same or alternative development.

The Department for Transports 2016 traffic counts survey for Wolverhampton Road reported 22,313 daily movements.







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Accommodation

The parcel of land measures approximately 0.56 acre (0.22 hectare).

Tenure

The property is for sale freehold and will be available with vacant possession.

Planning

Interested parties are advised to make their own enquires with Sandwell Borough Council.

Terms

Early expressions of interest sought on an unconditional basis together with:

- Details of any stipulations attached to the offer
- Confirmation of funding
- Confirmation of board approval for the offer if applicable
- Proposed timescales for exchange and completion of a transaction
- Track record of the applicant

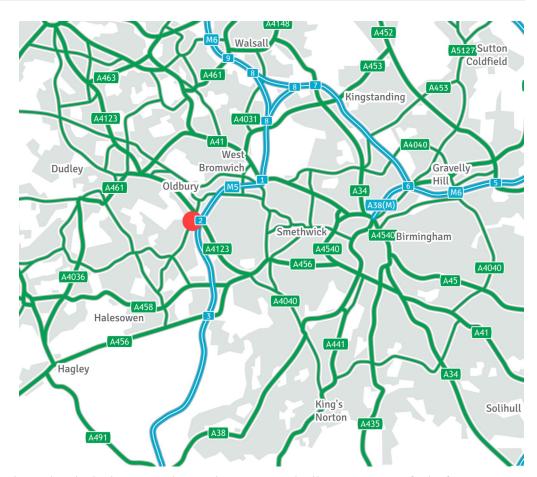
Our client reserves the right not to accept the highest offer or any other offer received.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.2010.voa.gov.uk.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



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