

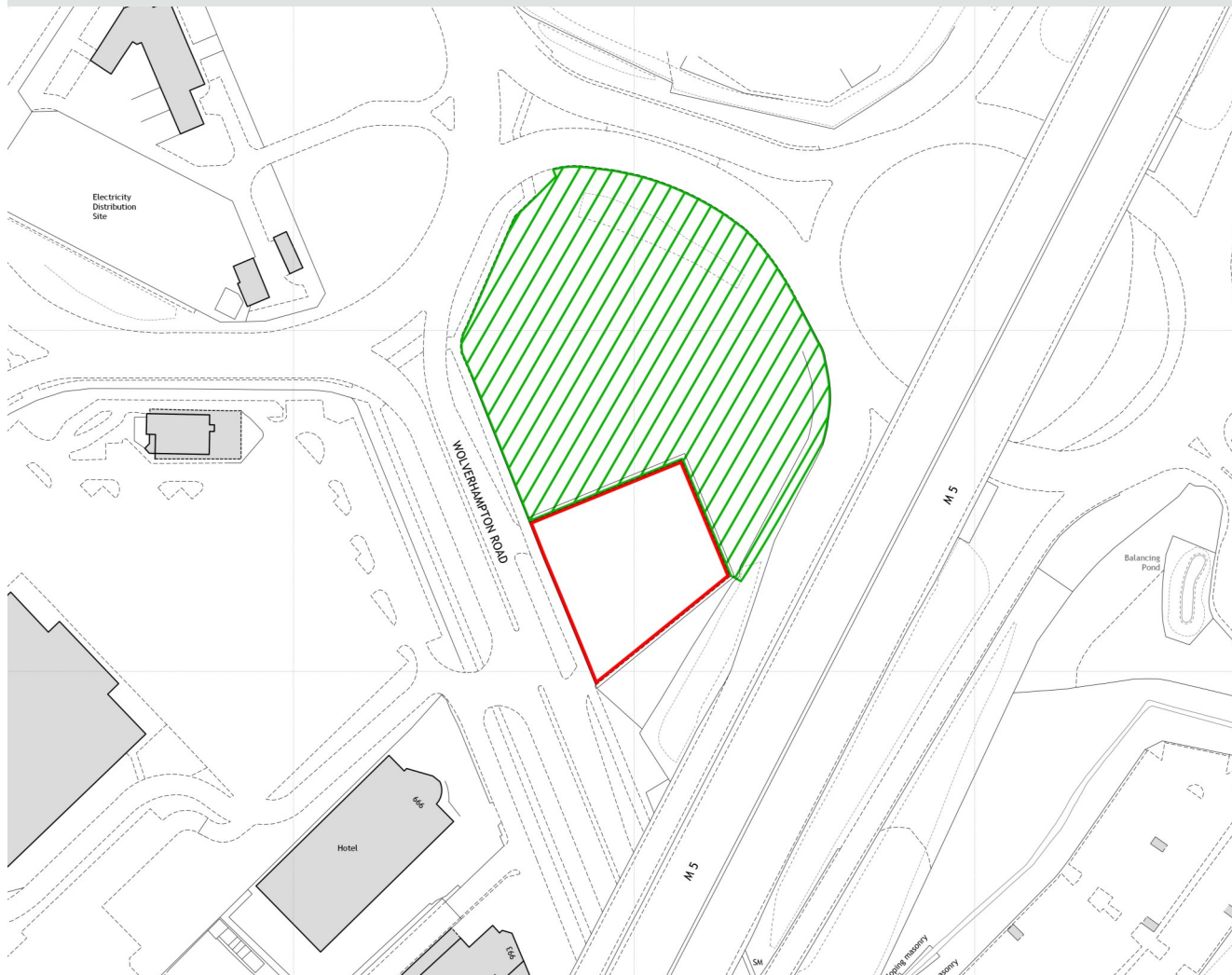
FOR SALE
0.56 acre of Development Land

rapleys.com
0370 777 6292

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

CONTACT **Alfred Bartlett**
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Jonathan Jones
07917 032674 | jonathan.jones@rapleys.com



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 tarmac 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 Transport's 2016 traffic counts survey for Wolverhampton Road reported 22,313 daily movements.



