

DEVELOPMENT LAND - RESIDENTIAL / RETAIL / COMMERCIAL - FOR SALE (STP)



CARDALE STREET / PARK STREET BLACKHEATH, ROWLEY REGIS B65 0LY

**WALTON
&
HIPKISS**

COMMERCIAL, LAND & NEW HOMES

 **RICS**
Regulated Firm

KIDDERMINSTER
01562 519 777

STOURBRIDGE
01384 392 371

HAGLEY
01562 886 688

- **Cleared level site**
- **approx 0.83 acres**
- **Freehold**
- **Good access and amenities**
- **Prime location**
- **c 1.5 miles from J2 of M5**
- **Two road frontages**
- **Capable of mixture of uses (stp)**
- **Adjacent to residential and retail development**

The land is located in Park Street and Cardale Street Blackheath Town Centre in Rowley Regis about 1.5 miles from Junction 2 M5 with easy access to Dudley,

Wolverhampton & Birmingham. A short walk from Rowley Regis Train Station direct to Birmingham and the Midlands Conurbation.

DEVELOPMENT OPPORTUNITY

The land is immediately adjacent to residential and retail development and is a cleared site with secured boundaries. All Planning enquires should be made to Sandwell Metropolitan Borough Council sandwell.gov.uk/planning or 0121 569 2200

SALE

The land is to be sold as seen with vacant possession.

The sale will be either on an unconditional or subject to planning basis.

ASKING PRICE

Price on Application

LEGAL COSTS

Each party to pay all own costs in respect of this transaction.

VAT

We understand that VAT will be charged on the sale.

VIEWING

The property can be inspected by arrangement with the Selling Agents.

The site can be seen externally from the street.

GENERAL TERMS

References

The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions All areas and dimensions are deemed to be approximate only.

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DETAILS PREPARED SEPTEMBER 2021

