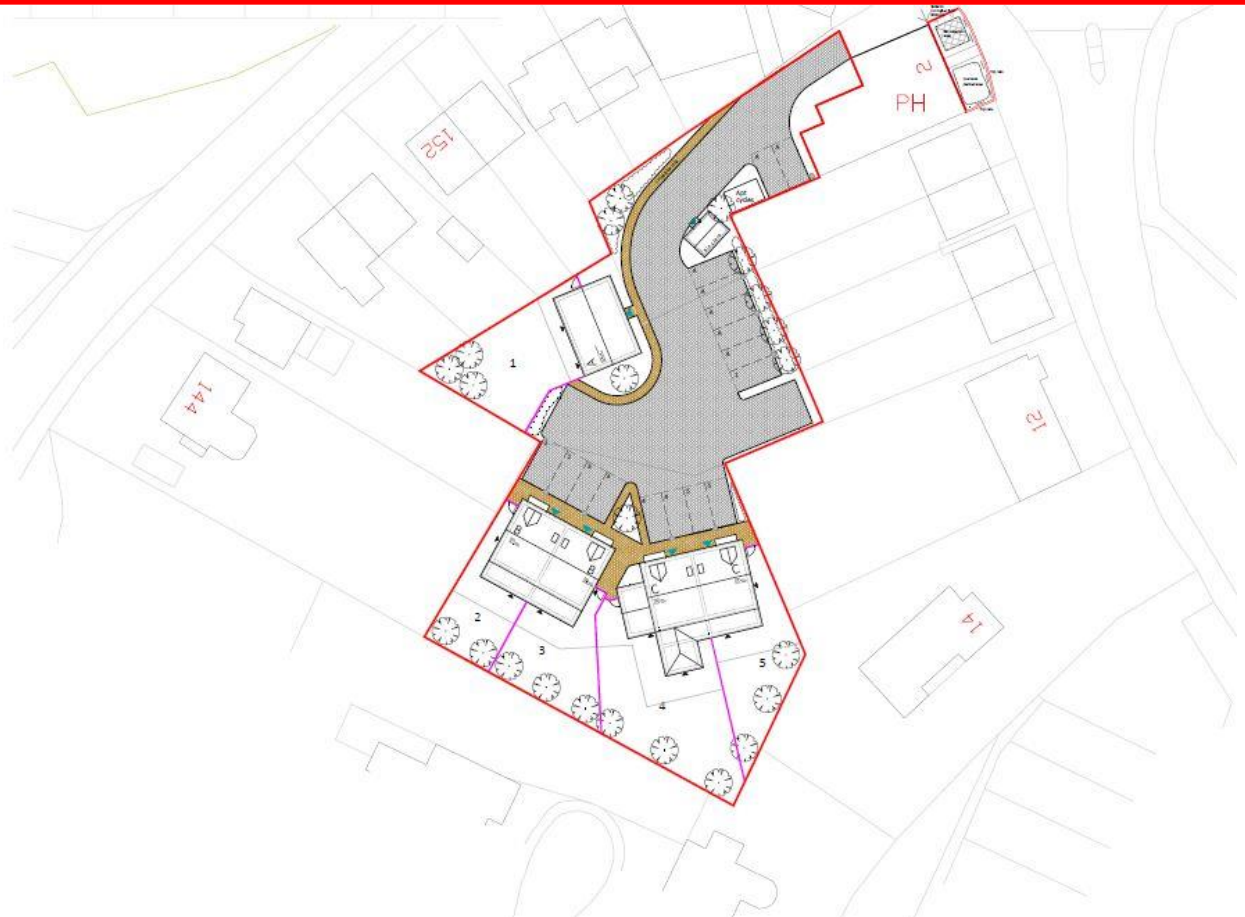


**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**DEVELOPMENT LAND WITH PLANNING
PERMISSION FOR 5 RESIDENTIAL UNITS**



**2 ST PETERS ROAD, NETHERTON,
DUDLEY, DY2 8HS**
0.58 ACRES (0.235 HECTARES)

- FREEHOLD TITLE
- DEVELOPMENT SITE
- RESIDENTIAL LOCATION
- PLANNING GRANTED

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The site is located on St Peters Road close to its junction with Baptist End Road. The area is predominantly residential, with a few retail shops in close proximity. Dudley town centre is located approximately 1.5 miles north from the premises. Dudley Port Train Station is located approximately 2.8 miles north east from the premises, providing regular links into Birmingham City Centre and Wolverhampton Town Centre. Birmingham City Centre is located approximately 10 miles east from the premises and Wolverhampton Town Centre is approximately 8 miles south.

DESCRIPTION

The subject premises is a development site that has planning permission for 4 x 3-bedroom houses and 1 x 1-bedroom bungalow. The original public house building is located on St Peters Road and has a side entrance, which provides access to the development land at the rear.

ACCOMMODATION

AREA	ACRE	HECTARES
Land	0.58	0.235
TOTAL	0.58	0.235

PLANNING

The site has full planning permission for a residential development comprising of 5 residential units comprising of 4 x 3-bedroom houses and 1 x 1-bedroom bungalow. Full plans together with the decision notice can be viewed/downloaded online by clicking on the link below and submitting the following planning application reference number: **P23/0045**.

<https://www5.dudley.gov.uk/swift/q/apas/run/Wphappcriteria.display>

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 0300 555 2345.

SERVICES

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

EPC's will be provided for the properties once the development has been completed.

TENURE/PRICE

The freehold interest is available at a quoting price of £250,000, subject to contract.

BUSINESS RATES

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 0300 555 2345.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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