

Roadside Development Opportunity

Birmingham Street, Stourbridge, DY8 1JR

Colliers

For Sale



Birmingham Street,
Stourbridge,
DY8 1JR

- Highly prominent development opportunity
- Freehold
- Frontage to Birmingham Street (A458)
- Gross area approximately 1.30 acres (0.53 hectares)
- Roadside development opportunity, for residential, retail, drive thru, restaurant and leisure uses, subject to the necessary consents

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Location

The subject property is located in a highly prominent position with frontage to Birmingham Street (A458). The A458 carries in excess of 20,000 vehicles per day and is one of the main arterial routes in and out of Stourbridge town centre, and links east directly with Birmingham city centre via Halesowen.

The property is located 0.5 miles east of the town centre. A Premier Inn and Brewers Fayre are situated adjacent to the site. To the west of the site are a number of mixed commercial uses including a vehicle dealership and a petrol filling station. Within close proximity is a newly developed restaurant and leisure scheme, fronting St John's Road (A491)0, which consists of a KFC, Costa Coffee and a McDonalds.

Description

The site comprises a cleared plot of land, mainly consisting of vegetation and trees. A small section to the front of the site facing Birmingham Street, has been developed previously and there is currently sectional concrete surfacing and a number of elevations left from a building previously constructed on the site.

To the rear of the site and next to the rear boundary is the River Stour, therefore this will need to be taken into account when developing the site.

Planning

The property is currently allocated within a number of policies set out within Dudley Metropolitan Borough Council's Local Plan. such as the Regeneration Corridor Policy, Linear Open

Space Policy, Area of High Historic Landscape Policy and Development Opportunity Sites. We assume that each planning application will be considered on it's own merits.

Acceptable Uses as specified within the Stourbridge Area Action Plan

Retail (A1) - Bulky Goods Comparison Retail only subject to Core Strategy Policy.CEN4; Office (B1a); Hotel (C1); Extra Care Facility (C2); Residential (C3); Assembly and Leisure (D2); Restaurant (A3) and Drinking Establishment (A4) but only as an ancillary use as part of a mixed use development

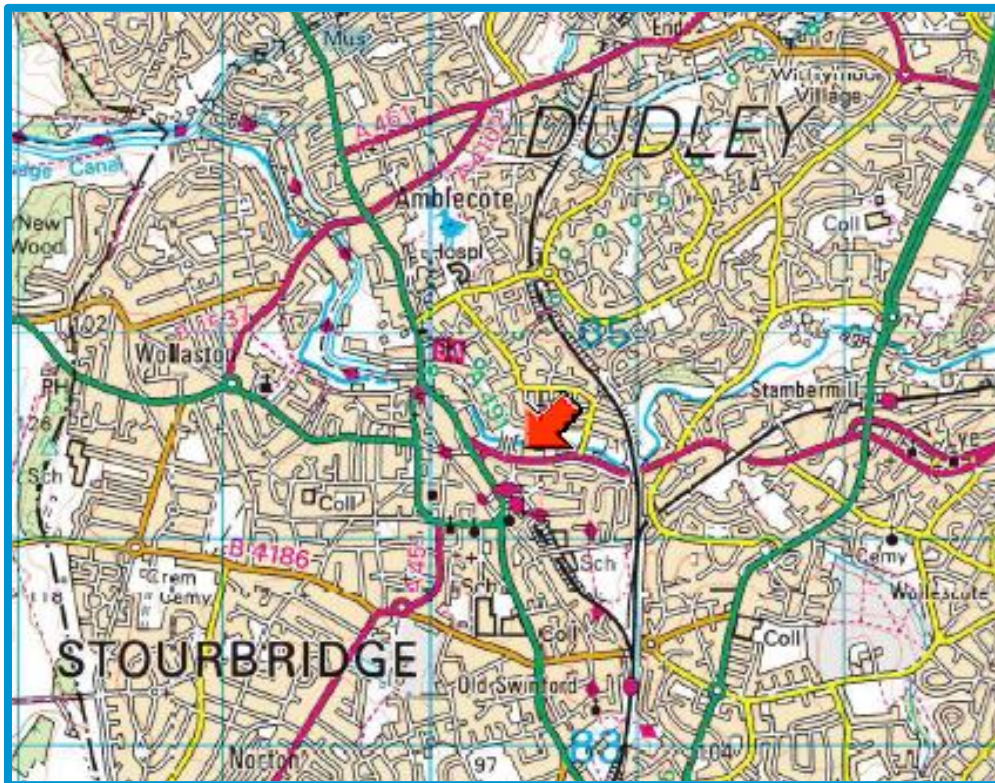
For further information on planning, we recommend that interested parties contact Dudley Borough Council on 0300 555 2345.

Demographics

Stourbridge has above average demographics compared with the UK average taken from the last Census (2011)

	Stourbridge	UK Average
Classes AB (higher and intermediate managerial/administration/professional)	19.9	22.2
Class DE (semiskilled, unskilled manual workers and on state benefit, unemployed and lowest grade workers)	25.4	26.1
People living in owner-occupied accommodation	71.6	64.2
Employed	77.1	75.0

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Site Area

The gross site area is approximately 1.30 acres (0.53 hectares).

Tenure

The site is held freehold under the Title Number WM723237.

Environmental

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues. Existing reports are available to interested parties.

Legal Costs

Each party are to be responsible for their own legal and professional fees in connection with this transaction.

VAT

All figures quoted are not exclusive of value added tax, which is to be charged at the prevailing rate.

Terms

Offers are invited for the benefit of our client's freehold interest.

Prominent Roadside Development Opportunity

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Viewing / Further Information

For further information or to arrange a viewing please contact:



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