

BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

**FOR SALE /
TO LET**

DEVELOPMENT LAND
FREEHOLD / LEASEHOLD
DESIGN & BUILD OPPORTUNITIES

Approx 2 acres

📍 **PLOT 3, CASTLEGATE BUSINESS PARK, DUDLEY, DY1 4TA**



Development land suitable for a range of uses (STP).

Junctions 1 & 2 of the M5 Motorway approximately 4 and 6 miles distant.

Approximately 1 mile east of Dudley town centre.

Site positioned within a highly successful mixed use established development.

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LOCATION

Castlegate Business Park offers an integrated business and leisure park on a site of approximately 19 hectares (47 acres).

The highly successful mixed use development is located at the junction of the A461 (Birmingham road) and A4037 (Tipton road), half a mile from A4123 (Birmingham New Road) and approximately 1 mile east of Dudley Town centre. Junctions 1 and 2 of the M5 motorway are only approximately 6 and 4 miles away respectively.

Dudley lies approximately 8 miles north west of Birmingham and 6 miles south east of Wolverhampton.

Local attractions include Dudley Castle and Zoological Gardens, the Glass Quarter and the Black Country Living Museum. Merry Hill Shopping Centre is approximately 4 miles away.

DESCRIPTION

Major leisure, hotel and office occupiers on the wider development include: Showcase Cinemas, McDonalds, Chiquito, Frankie & Benny’s, Nandos, Bella Italia, Village Hotel, Premier Inn, and Footman James.

Set within a carefully landscaped environment the buildings and sites are based around ‘The Central Green’ at the heart of the scheme.

The site itself is fenced with gated access.

Design and Build packages for the site are available, please contact the agent for full details.

SITE AREA

Approximately 2 acres.

SERVICES

Interested parties are advised to check the position with their advisors/contractors.

DEVELOPMENT

The site is suitable for a range of commercial uses (subject to planning).

Interested parties should independently satisfy themselves as to the suitability of the site for any proposed use or future development.

PLANNING

Interested parties are advised speak directly with Dudley Metropolitan Borough Council planning department for any specific planning queries.

SALE PRICE

Please contact the agents for full details.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/plot3castlegate

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

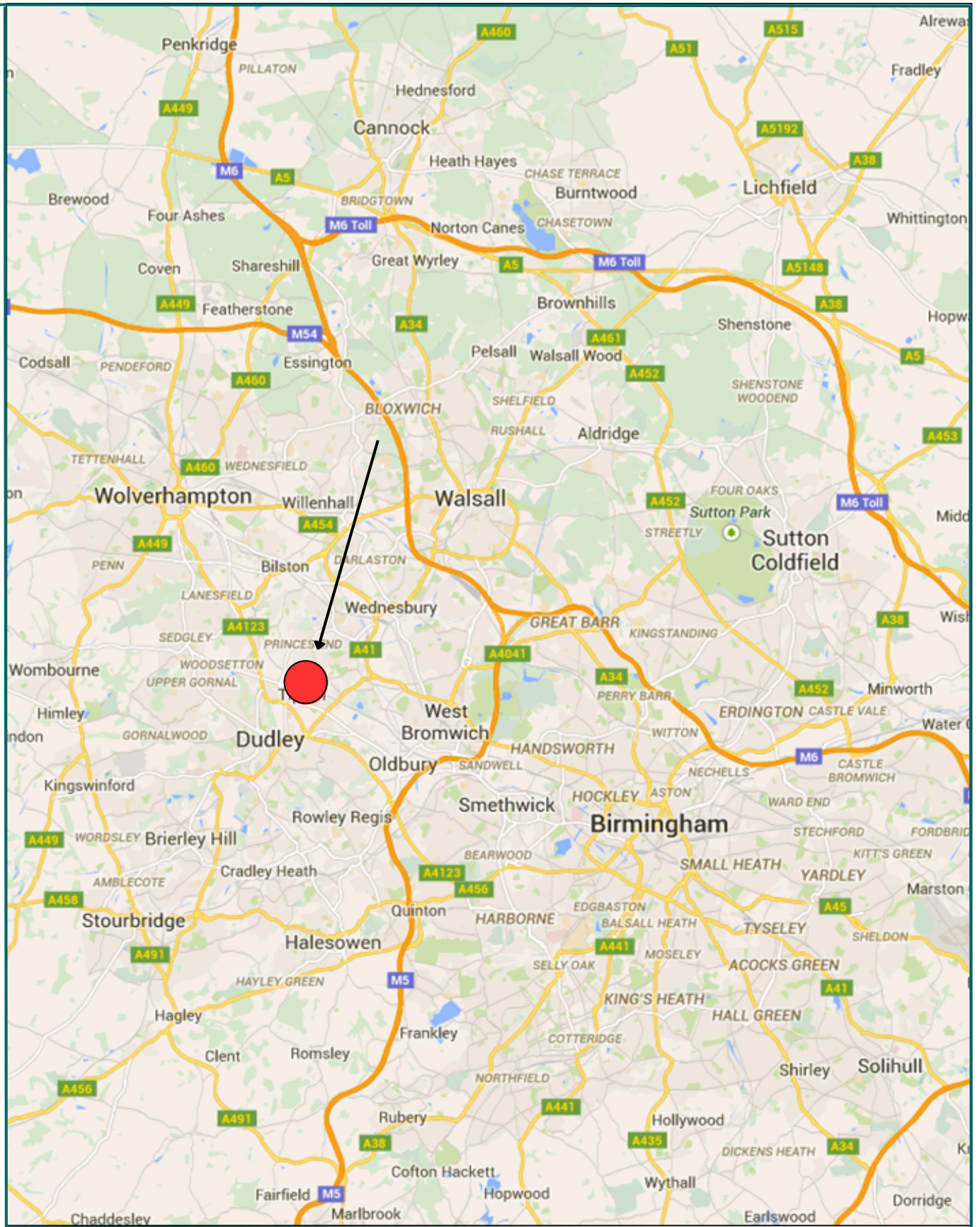
Details prepared 04/23.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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