



BRAMPTON LAND
& PROPERTY

harrislamb
PROPERTY CONSULTANCY

FOR SALE

FORMER SNOOKER HALL BUILDING AND LAND
NORTH OF DIBDALE ROAD WEST, LOWER GORNAL,
DY1 2RR



Gross Internal Floor Area approx. 4919 sqft (457sqm)

► ► ► ► **Site area extends to approx. 0.83 acres (0.33ha)**



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Location:

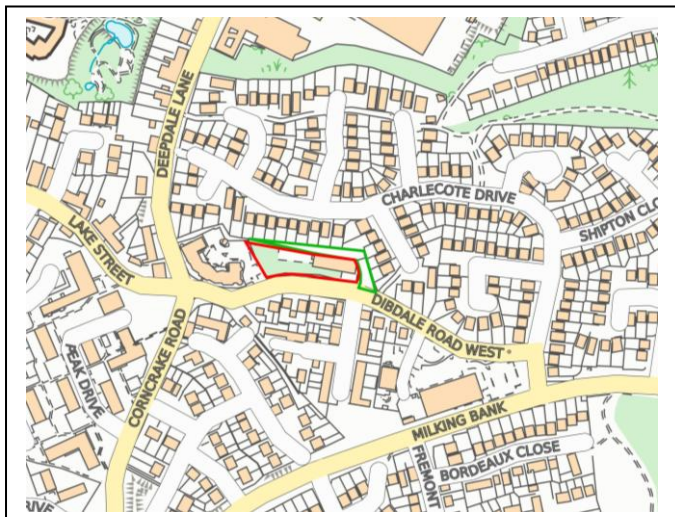
The property is located on Dibdale Road West, Dudley. Dudley Town Centre is located within 2 miles of the property. It is conveniently located to local services and amenities as well a good road links including the M5 motorway and the A4123 Birmingham New Road into Birmingham City Centre.

Description:

The freehold site outline in red on the site plan extends to approximately 0.64 acres and is set back from the road. The access and land to the rear of the property, outlined green on the site plan, is owned by Dudley Borough Council and extends to 0.19 acres.

There is a single storey building on the property which extends to approximately 5000 sqft and was formerly used as a Snooker Hall and includes associated parking. The rest of the site, fronting Dibdale road is made up of scrubland and vegetation.

Subject to the necessary planning permission, the site may lend itself to redevelopment.



Price:

Guide price £500,000

Unconditional and conditional offers will be considered.

Tenure:

The site is sold Freehold with the access owned by Dudley Borough Council.

Planning:

No relevant planning history is known on this property.

Appropriate planning permission would need to be obtained for any redevelopment or change of use.

Services:

Interested parties are advised to make their own enquiries although, we understand all usual mains services are available.

EPC:

TBC

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

VAT:

All figures quoted are exclusive of VAT which may be payable.

Viewings:

Strictly by appointment through the joint selling agent

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