



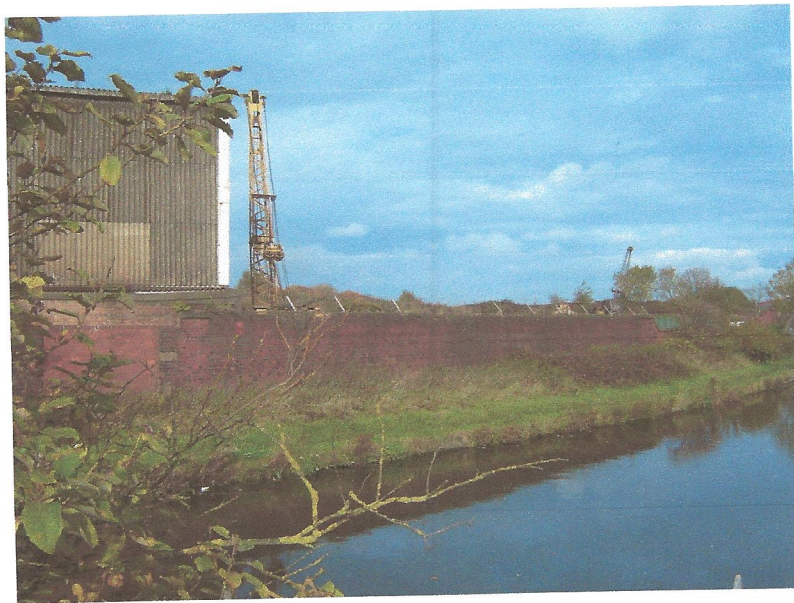
*Private Treaty Basis*

**For Sale**

Freehold

**Commercial / Residential Development  
Opportunity**

**Seven Stars Road  
Oldbury  
West Midlands**



*Site Area approx 6.12 acres (2.48 hectares)*

*Outline planning consent for 30 houses, 156 apartments,  
274 car parking spaces granted originally 25<sup>th</sup> October 2007 renewed 15<sup>th</sup> September 2013*

*Close to Oldbury Town Centre  
Site adjoins Birmingham Canal  
Close to Junction 2 M5 Motorway*

**0121 440 4065**



**Building Block**

*Property Consultants*

## Location

The property occupies a frontage to Seven Stars Road in Oldbury close to the junction with Oldbury Ringway (A457) within a short distance of the town centre. Junction 2 of the M5 Motorway is approximately 0.5 mile to the south. The M5 Motorway is close-by. The site is adjacent to a residential development fronting Oldbury Ringway. Sandwell and Dudley railway station and Langley Green railway station are approximately 1 mile from the site.

## The Property

The property currently comprises a cleared site which is a former scrap yard. Various buildings have been demolished. The southern boundary of the site is adjacent to Birmingham Canal.

## Planning

Outline planning consent has been granted for the erection of 30 houses, 156 apartments, 274 car parking spaces and amenity land. Application No. DC/06/46302 (DC/10/51951) (DC/13/56038). Dated 15<sup>th</sup> September 2013.

There are various conditions attached to the planning application. Prospective purchasers are advised to consider the conditions in detail.

Interested parties are recommended to liaise with adjacent residential occupiers in respect of detailed planning proposals for the site.

Contact details for the Local Planning Authority are:

Sandwell Metropolitan Borough Council, Development Management Section, PO Box 2374, Council House, Oldbury, West Midlands, B69 3DE.

## Tenure Information

The property is freehold and is available with vacant possession.

## Services

All mains services are connected or are available.

## Rating

The property is assessed in the 2010 rating list at £95,000 RV as scrap yard and premises.

## Ground Conditions

Interested parties should satisfy themselves in respect of ground conditions, contamination issues, ground stability, drainage, site run-off and other matters deemed appropriate. It is prospective purchasers responsibility to commission surveys and site investigations in respect of the site.

## Legal Costs

Each party to bear their own legal costs.

## VAT

All prices are quoted exclusive of VAT,

## Asking Price

Offers are invited for the property on a subject to contract basis.

## Viewings

Strictly by appointment through the sole agents:

## Building Block Property Consultants

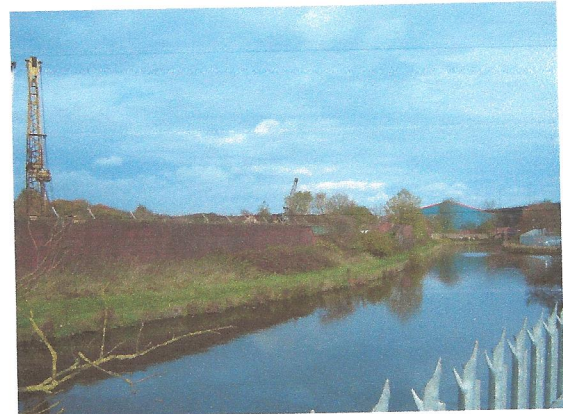
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(Mark Willetts dealing)



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## LOCATION PLAN



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