

## Land at Woods Lane, Cradley Heath, West Midlands



**FREEHOLD FOR SALE**

0.89 acres (0.36 Hectares) approximately

Suitable for a Variety of Uses, Subject to Planning

#### Location

The property is situated off Woods Lane in the Cradley Heath area of Sandwell, almost adjacent to the Cradley Heath Train Station and Bus Interchange.

The site is located approximately 5km from Junctions 2 and 3 of the M5 motorway providing easy access to the national motorway network.

Cradley Heath Town Centre is approximately 150 meters to the north with Merry Hill Shopping Centre within close proximity.

#### Description

The land comprises a large irregular site that is accessed via a shared roadway off Woods Lane.

The site abuts the Cradley Heath Railway Station and track at the northern end.

The property was formerly used as a scrap yard and is concreted in places with the western end being overgrown.

The other areas shown on the plan below are also available via separate negotiation.

#### Accommodation

**Area: - 0.89 acres (0.36 hectares) approx.**



#### Tenure / Boundaries

The site is owned freehold - Please note that all boundaries marked on the details are approximate and title information is available from the agent upon request.

#### Guide Price

Offers in excess of £300,000 are sought for the freehold interest, subject to contract.

#### VAT

All figures quoted are exclusive of VAT which we understand is not payable.

#### Services

We understand that all mains services are connected on, or adjacent to, the subject property.

The agents have not tested the suitability of the connections and recommend that all interested parties carry out their own investigations.

#### Planning Use

We understand the property is suitable for B2 (General Industrial).

However, we understand the local planning authority are keen to see the site redeveloped for residential use.

We would recommend any interested party speak to Sandwell Planning Department or email at [planning@sandwell.gov.uk](mailto:planning@sandwell.gov.uk)

#### Availability

The property is immediately available following the completion of legal formalities.

#### Further Information / Viewing

For further information and viewings, please contact the sole selling agent Siddall Jones on **0121 638 0500**