

**fisher
german**

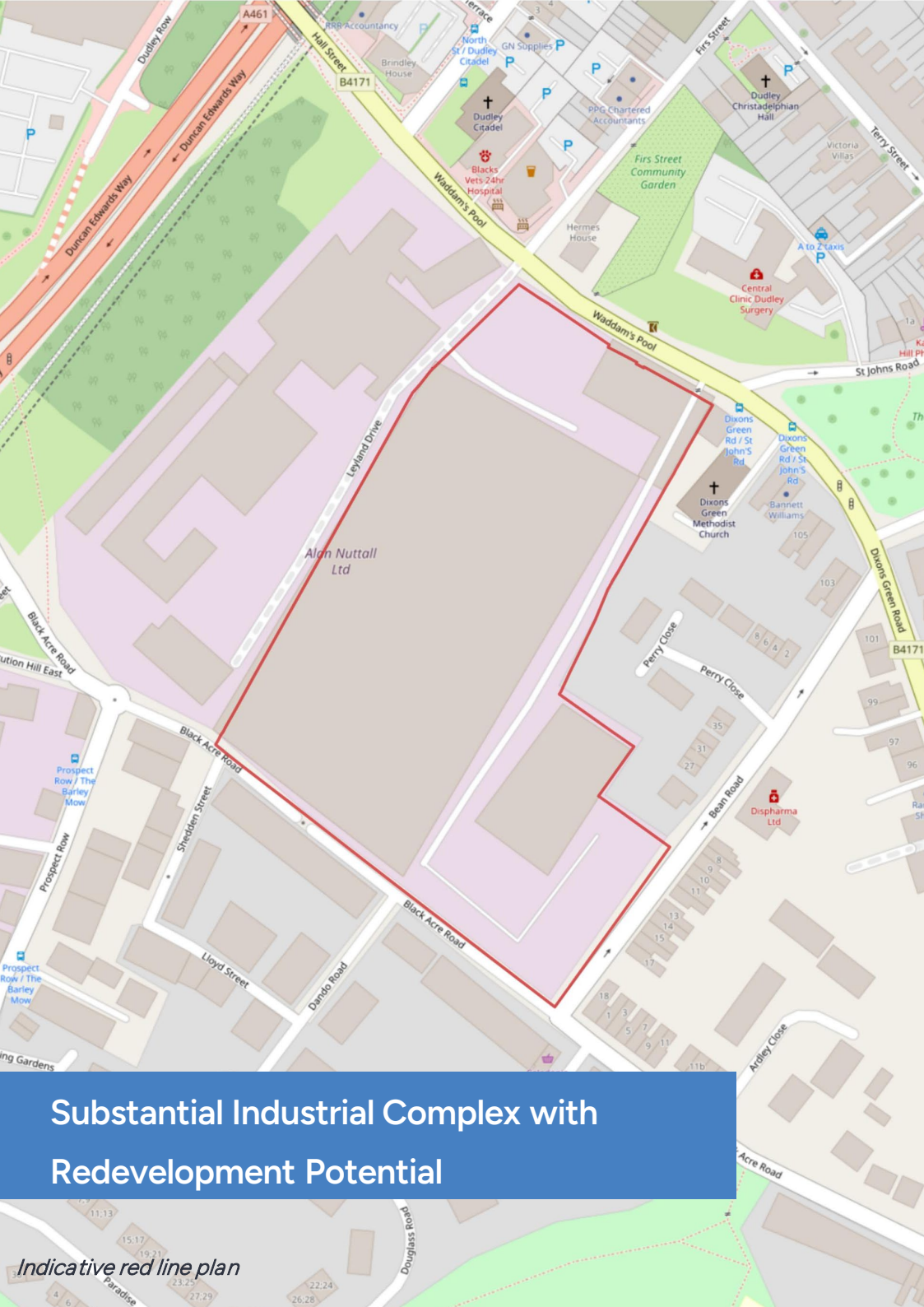
National Works Site
Hall Street, Dudley, DY2 7DQ

Freehold
C. 326,596 sq ft
C. 7.7 acre parcel



Red line used for indicative purposes only

For Sale

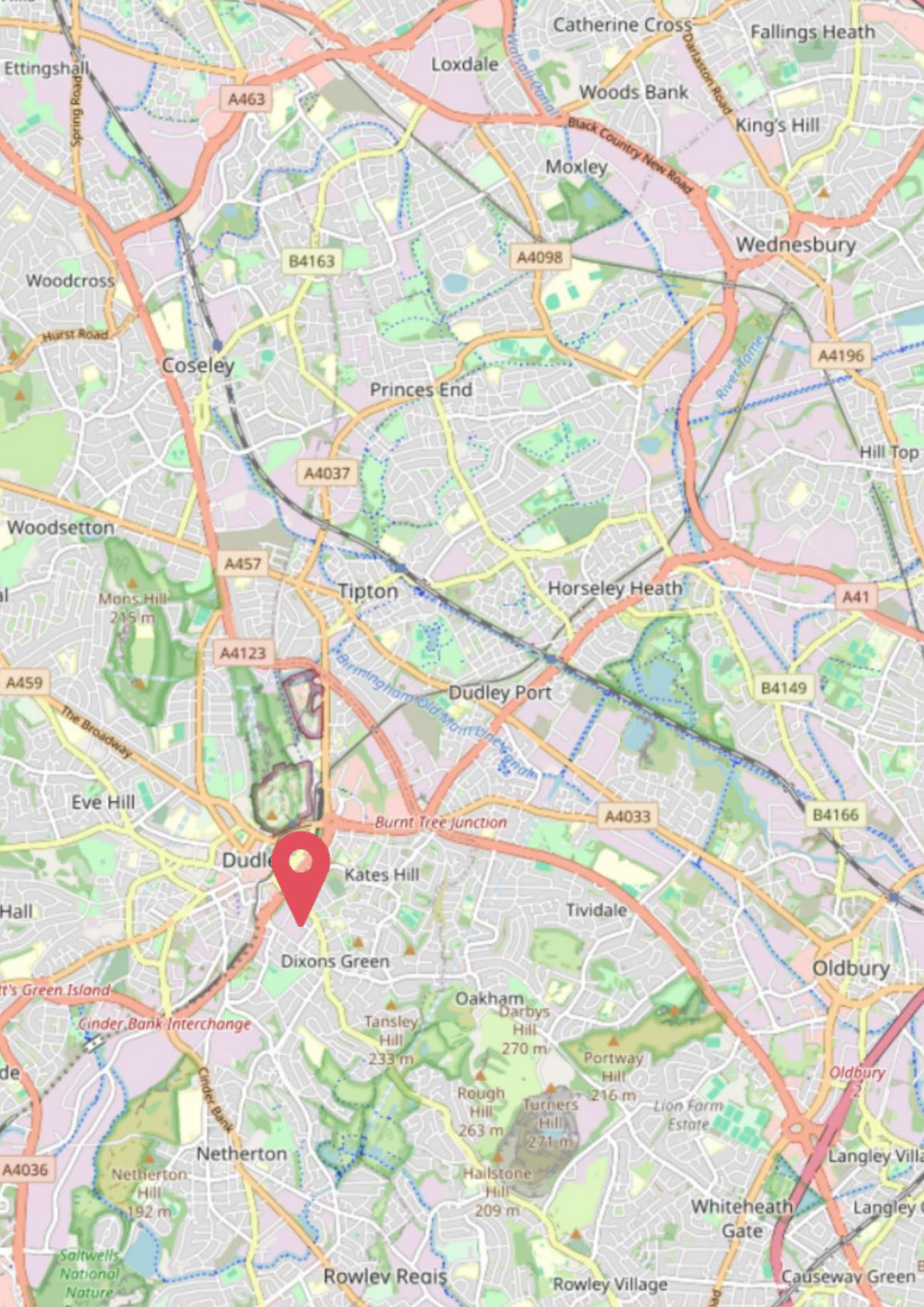


Substantial Industrial Complex with
Redevelopment Potential

Indicative red line plan

Key information

- Freehold (vacant possession on completion)
- Approximately 7.7 acres
- Redevelopment opportunity
- Within walking distance of Dudley town centre
- 3.5 Miles from Junction 2 of the M5 Motorway
- Approximately 1.2 miles from Yorks Park, Thornleigh Trading Estate and Windmill Industrial Park
- Adopted Allocation for 150 dwellings in the recently adopted Dudley Local Plan
- Potential for a variety of uses (subject to planning)



Description

The property is currently used as a factory, warehouse and offices to support the business in occupation, The Alan Nuttall Partnership Ltd. The buildings extend to approximately 326,259sq ft of industrial accommodation arranged over 3 separate buildings.

The main warehouse provides c. 276,398 sq ft of warehouse space arranged over 3 levels with an additional mezzanine level. Buildings two and three are located at the rear and entrance of the site retrospectively, providing a total of c.40,176 sq ft of industrial / warehouse accommodation. Office accommodation is situated within the main building and provides c. 10,022 sq ft arranged over two floors. Ground floor accommodation has recently been refurbished providing modern office space.

The site has an approximate site coverage of 70%.

All floor areas taken from the VOA website and checked against onsite measurements.

Location

The property is located adjacent to Dudley Town Centre providing easy connections to Duncan Edwards Way, the main bypass around the town. Dudley is a historic and well-established industrial location approximately 13 miles West of central Birmingham.

Situated upon Hall Street, the property is well connected, with excellent transport links via the A4123 (Birmingham New Road), providing direct access to Birmingham city centre, Wolverhampton and the M5 Motorway.

Travel Distances	Miles
Dudley	1.1
Wolverhampton	7.1
Birmingham	9.5
Junction 2 M5	3.5
Junction 6 M6	6.3
Junction 2 M42	14.7

Further information

Planning

We have assumed an existing use of B2/B8 given its current use, Any interested parties will be responsible for making their own enquiries.

The property is located within Dudley Metropolitan Borough Council where planning decisions are governed by The Dudley Local Plan 2041, which was formally adopted on 13 July 2026. Within this plan the property has been identified as a housing allocation with an indicative capacity of 150 homes and is located within the Growth Network: Regeneration Corridors and Centres (Policy DLP2), which is the primary focus for new development, regeneration, and infrastructure investment to support the delivery of significant growth and promote wider benefits to communities.

The property had a Screening Opinion for residential development (following demolition of existing buildings) which was approved in August 2020, but no further applications have been submitted for the property.

We believe that the site and premises are suitable for alternative uses and redevelopment potentially including industrial & distribution, industrial open storage, leisure and other employment generating uses. Interested parties should direct enquiries to Dudley Metropolitan Borough Council's planning department.

Site Area

The property as shown edged red on the title page plan, extends to approximately 7.7 acres (3.12 hectares).

Tenure

We understand that the property is held freehold under title numbers WM527763 and WM607196. Vacant possession will be provided on completion.

Services

We understand that mains services including gas, water, electric and drainage are all available, although prospective purchasers are encouraged to carry out their own investigations into the respective supplies.

VAT

The site is exempt from VAT.

Information Pack

Further information relating to the property is available within the data room. For access, please contact either Henry Merton or Ellie Fletcher at Fisher German.

The data room contains the following information in addition to other documents that may assist prospective purchasers: Asbestos Survey, Gas Certificates, Electrical Installation Certificate and Electrical Condition Report, Floor plans, Legal title report, internal and external drone photography

Viewings

Viewings by appointment only. To arrange a viewing, please contact either Ellie Fletcher or Henry Merton.

Internal inspections

To be arranged strictly by appointment with Fisher German. We will be hosting a series of open viewings which will be communicated to parties who are interested in going on site.

Offers

The Vendor is seeking offers for the freehold interest and their preference is unconditional. However, if your interest is only on a conditional basis, we ask that these are clearly detailed on the offer.







Mike Price

07909 596051

Mike.price@fishergerman.co.uk



Arthur Morgan

07920 364969

Arthur.morgan@fishergerman.co.uk



Ellie Fletcher

07974 431243

Ellie.fletcher@fishergerman.co.uk



Henry Merton

07483 586395

Henry.merton@fishergerman.co.uk

Particulars / Photographs dated August 2026

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

fishergerman.co.uk