

INDUSTRIAL, LAND | FOR SALE



OVEREND ROAD TRADING ESTATE, OVEREND ROAD, CRADLEY HEATH, B64 7DD

2.40 ACRES (0.97 HECTARES)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Substantial  
Waste Transfer Premises with Associated  
Warehousing and Offices

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- Licensed Waste Transfer Station
  - Whole Site Area of 2.4 acres with Designated Yard of 1.55 Acres
  - Separate Warehousing and Covered Space
  - Modern Office Building
  - Freehold - Includes Estate Road
  - Offers Sought at £1.4m
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## DESCRIPTION

The property comprises a well-established and fully operational waste transfer facility extending to approximately 1.45 acres, forming part of a wider freehold ownership totalling circa 2.4 acres including estate roads.

The site is accessed via a secure driveway leading to a predominantly level and broadly rectangular yard, suitable for HGV movements, open storage and waste processing activities.

To the front of the site is a modern office building arranged as four self-contained units, each extending to approximately 400 sq ft, providing flexible administrative or lettable accommodation. These offices are well positioned to oversee the main entrance and yard operations.

To the rear, the site benefits from a modern steel portal frame warehouse, subdivided into four units, offering useful enclosed storage accommodation. In addition, there is a further steel-framed structure providing covered storage, ideal for operational or ancillary use. The main yard is surfaced and utilised as a licensed waste transfer station.

At the far end of the site is a secondary yard area of approximately 0.1 acres, which is separately fenced and gated, offering secure additional storage or segregation space. The inclusion of the adjoining estate roads within the freehold title enhances control, access and long-term asset management potential.

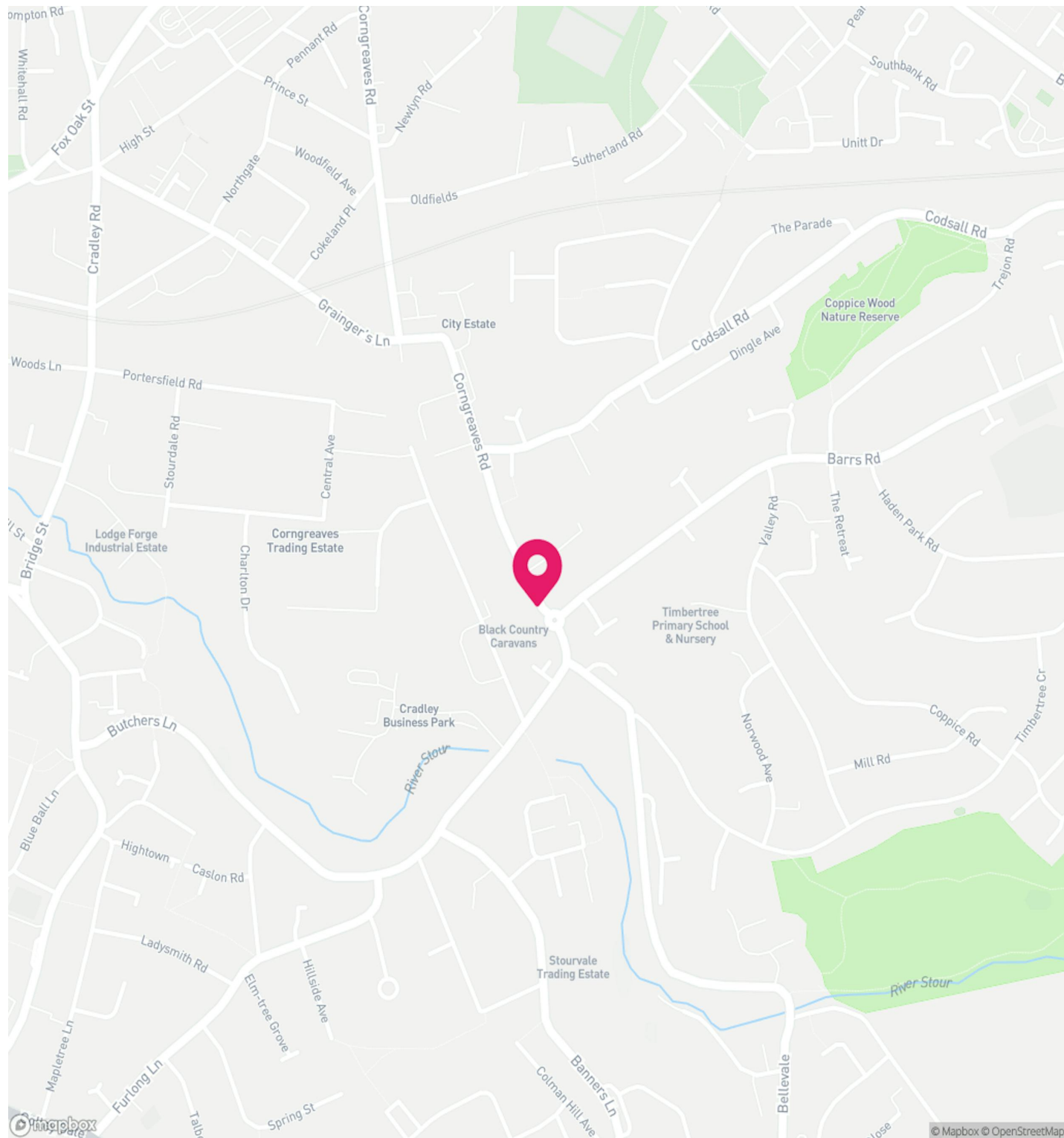


## LOCATION

The property is situated on Overend Road, Cradley Heath (B64 7DD), within an established industrial and commercial area in the Black Country. The location benefits from excellent connectivity, lying approximately 1.5 miles from Junction 2 of the M5 motorway, providing direct access to the wider national motorway network including the M6 and M42.

Cradley Heath town centre is located approximately 1 mile to the south, offering a range of local amenities and services, whilst larger centres including Dudley (circa 3 miles), West Bromwich (circa 5 miles) and Birmingham City Centre (approximately 10 miles) are all readily accessible.

Public transport links are strong, with Cradley Heath railway station located within close proximity, providing regular services to Birmingham Snow Hill and Worcester. The surrounding area is well served by local bus routes.







## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## PLANNING USE

We have been verbally advised the property has consent under use classes B2 & B8

## SERVICE CHARGE

n/a

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £1,400,000 for the freehold interest, subject to contract.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Edward Siddall-Jones**

0121 638 0500

[edward@siddalljones.com](mailto:edward@siddalljones.com)

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[SIDDALLJONES.COM](https://www.siddalljones.com)