

# FOR SALE

## CASTLEGATE BUSINESS & LEISURE PARK

CASTLEGATE DRIVE, DUDLEY, DY1 4TA



**DEVELOPMENT LAND 0.966 acres** (Approx. Gross Area)

- Offers invited for the Freehold
- Close to Leisure Quarter and Drive Thru Cluster
- Located Just of A461 Birmingham Road
- Estimated 20,000 to 25,000 vehicles passing along Birmingham Road Daily

## LOCATION

Castlegate Business Park offers an integrated business and leisure park on a site of approximately 19 hectares (47 acres). The highly successful mixed use development is located at the junction of the A461 (Birmingham Road) and A4037 (Tipton Road), half a mile from A4123 (Birmingham New Road) and approximately 1 mile east of Dudley Town Centre. Junctions 1 and 2 of the M5 motorway are only approximately 6 and 4 miles away respectively.

Dudley lies approximately 8 miles north west of Birmingham and 6 miles south east of Wolverhampton. Local tourist attractions include Dudle Castle and Zoological Gardens, the Glass Quarter and The Black country Living Museum. Merry Hill shopping centre is approximately 4 miles away. Major leisure, hotel and office occupiers include: Showcase Cinemas, McDonalds, Chiquito, Frankie & Benny's, Nandos, Bella Italia, Village Hotel, Premier Inn, and Footman James.

The site is immediately adjacent to Costa Coffee, KFC and Burger King.

## DESCRIPTION

A cleared site, ready for development of approximately 0.966 acres.



## TENURE

Freehold

## PLANNING

Interested parties should make their own enquires with the planning authority. The property currently has an expired planning consent for the erection of a two storey building for the use as a casino and bingo hall.

## SERVICES

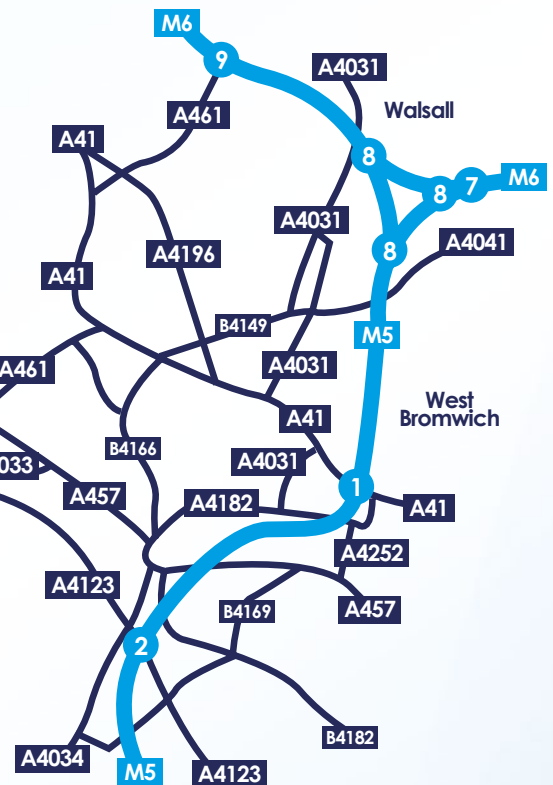
You should make your own enquires with utility suppliers to ensure that services are available to the site.

## LEGAL COSTS

Each party to pay their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.



**VIEWING** Strictly via the joint agents

## HARRIS LAMB

**David Walton**

david.walton@harrislamb.com  
07824 438997

## SELLERS

**Matthew Pearcy**

matthewpearcey@sellors-surveyors.co.uk  
07764 269 803



**SUBJECT TO CONTRACT**

Ref: TBC Date: 02/22

✉ [info@harrislamb.com](mailto:info@harrislamb.com)

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