

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Bowling Green Road, Netherton, Dudley DY2 9LY

FOR SALE

LAND / SITES / YARDS

Size
30,705 sq ft on 3.59 acres

Purchase Price
Expressions of Interest sought by 26th April

Former Educational Establishment

located to a mixed use area

Nearby occupiers/uses include a care
home and an Aldi Supermarket

Housing Redevelopment Potential

(Subject to Planning)

Location

The property is located to Bowling Green Road, close to the junction with Saltwells Road and the A459 Dudley to Halesowen Road. Dudley Town Centre is within 3 miles. Junction 3 of the M5 Motorway is 5 miles.

Description

The principal building is four storey and comprises a range of open plan and private rooms. The ground floor accommodation has been extended to include additional offices, a meeting hall with stage, dining room and adjoining kitchen.

A detached two storey caretakers house is included.

There is ample on site car parking. The site includes a good sized lower level car park/yard.

The site is landscaped with two vehicular access points off Bowling Green Road.

Accommodation (Gross Internal Area) approx.

Main building - 29,473 sq.ft (2,739.08 sq.m)

Caretakers House/rear areas - 1,232 sq.ft (114.49 sq.m)

Site Area

3.59 acres (1.45 hectares) approx.

An OS extract with the site area edged red is downloadable from Sellers website.

Services

All mains services are connected.

Gas fired boilers provides heating to the main building.

The main four storey building includes a redundant lift.

Rating Assessment

Rateable Value: £95,500.

UBR: 51.2p in the £(2025/26).

House - Council Tax Band B

Expressions of Interest

Expressions of Interest are invited for the freehold premises, in writing and should include purchase price, details of relevant experience of all parties, details of the proposed use and/or development, timing and proof of funding. Parties should also provide details of any conditionality that their proposal is subject to. Please note that dependant on the nature of any conditionality proposed, the vendor may require the inclusion of additional terms.

All Expressions of Interest to be received by Sellers on or before midday on the 26th April 2024, marked for the attention of Matthew Pearcey (matthewpearcey@sellers-surveyors.co.uk) and headed "Saltwells Expression of Interest".

The vendor reserves the right not to accept any proposal or the highest or any bid received for the premises.

V.A.T.

The sale price may be subject to V.A.T.

Fixtures and Fittings

All usual fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale.

Planning

Interested parties should make their own enquiries of Dudley MBC Planning Department and satisfy themselves as to the suitability of the premises for any use or development they may propose.

A planning brief is being prepared along with a desktop environmental report.

Energy Performance Certificate

EPC rating - to follow.

Costs

Each party will be responsible for their own costs.

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

and

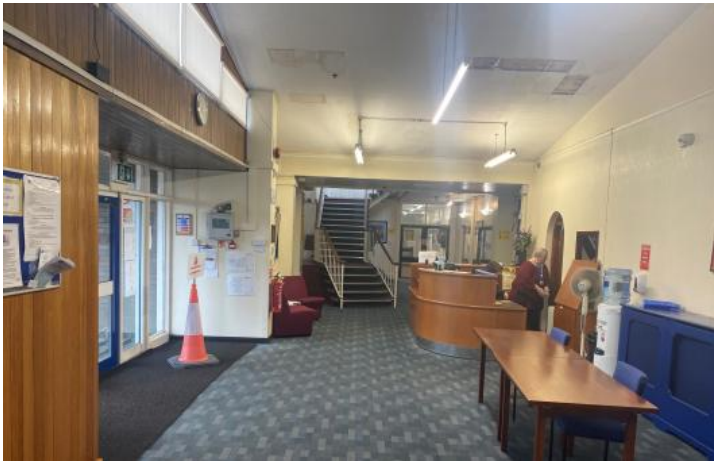
Harris Lamb

Sara Garratt - 07876 898280

sara.garratt@harrislamb.com

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Additional Images



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