

The Field House, Johns Lane, Tipton, DY4 7PT



FREEHOLD - FOR SALE

Industrial Site with Planning Potential - STP

Site Area: 1.4 acres (0.57 Hec) or thereabouts

Location

The property is situated at the end of Johns Lane, Tipton just off the A461 Dudley Port.

The location benefits from excellent communication links being within 3 miles of junctions 1 & 2 of the M5 and excellent access to the Black Country/Birmingham Conurbation and the motorway network.

Description

The property comprises an irregular shaped site benefiting from a secluded location at the end of Johns Lane and neighbouring the Sheepwash Nature Reserve.

The site currently benefits from a two-storey former house to the front and a variety of single storey industrial workshops and outbuildings to the rear.

The remainder of the site is yard space.

Accommodation

We understand the built accommodation extends to approximately 12,000 ft² (1,114.82 m²) on a site area of 1.4 acres (0.57 Hec) or thereabouts.

Planning Use

The property currently has planning under a General Industrial Use Class but obtained outline consent in 2015 for Proposed Residential (C3) and Care Home Development (C2) see application - DC/15/58189.

We believe the property would be suitable for alternative uses and we would advise all interested parties to make their own enquiries with Sandwell MBC planning department.

Price / Tenure

Offers in excess of £1,000,000 are sought for the freehold interest, subject to contract.

VAT

All prices quoted are exclusive of VAT.

Services

We understand that all mains' services are understood to be available in the vicinity of the site but prospective purchasers should make their own enquiries as to the suitability of the services for their particular requirement.

Ground Conditions & Contamination

Prospective purchasers must undertake their own investigations and independently satisfy themselves as to the suitability of the site for any development proposed.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

It is agreed the purchaser will be responsible for the vendors reasonable agency fees at 1.5% of the sale price achieved plus VAT.

Viewings / Further Information

Strictly via the sole selling agent Siddall Jones on **0121 638 0500**

