

# **DEVELOPMENT OPPORTUNITY**

## **AIRFIELD DRIVE, ALDRIDGE, WALSALL, WS9 0GG**

**DEVELOPMENT LAND SUITABLE FOR A VARIETY OF USES  
(SUBJECT TO PLANNING) WITH EXISTING PLANNING CONSENT  
FOR INDUSTRIAL DEVELOPMENT**

# **FOR SALE**



The site is located between Aldridge (0.3 miles to the edge of town) and Walsall (0.75 miles to the edge of town) in the West Midlands. Access is obtained off Airfield Drive, which connects with the Walsall Road (A454) via a roundabout.

**ENTER DATA ROOM**

## DESCRIPTION

The site, which lies just off the A454 Walsall Road, is level and extends to approximately 4 acres (1.48 hectares) of which (once roads and undevelopable areas have been deducted) there is approximately 3.34 acres (1.354 hectares) of net developable land. Immediately adjacent are a Peugeot car dealership, Azzurri's offices and Rotometrics International Ltd. It is therefore an established commercial destination currently featuring a combination of office, light industrial and sui generis uses (car dealership).

## TENURE / METHOD OF SALE

The site is available to purchase Freehold with vacant possession either as a whole, or in part, via Private Treaty. The guide price is £1.1m for the whole on an unconditional basis.

## PLANNING

The site benefits from an extant planning consent for industrial development (Application number BC43825P). Following initial conversations with Walsall Council (01922 650000) it is understood that planning applications for uses within classes B1b, B1c, B2 and B8 or car showroom/dealership usage would be viewed favourably. Subject to obtaining planning consent, the site could also be suitable for a variety of other uses, such as, but not limited to:

- Fast food drive thru restaurant
- Leisure
- Discount supermarket
- Petrol filling station
- Trade counter retailing
- Hotel
- Garden centre
- Public house
- Medical
- Veterinary

## MAINS SERVICES

We understand that mains services are available in the vicinity, although we recommend that interested parties make the relevant enquiries to ensure the service available are suitable for their proposed development.

## VAT

The purchase price agreed may be subject to VAT.

## LEGAL COSTS

Each party is to bear its own legal costs incurred in this transaction.

## VIEWING

The site can be viewed from Airfield Drive. If interested parties require access to the site, please contact the agent:

David Deeley MRICS  
[david.deeley@adaltareal.com](mailto:david.deeley@adaltareal.com)



Details updated January 2015



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