



**FOR SALE**

## Freehold Residential Development Opportunity

**Land at 57-59 Bailey Street, West Bromwich, B70 9UF**

Bond Wolfe  
**bw**  
Est. 1983

# Property Highlights

Development opportunity with lapsed consent for 10 houses.

Ideally suited for a new build apartment scheme, subject to planning consent.

Prominent and established residential location.

The site is a predominantly rectangular parcel of land extending to approximately 0.55 acres.

Freehold - Offers in excess of £800,000 are invited.



Site plan of lapsed consent

## Location

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Bailey Street is located in a popular residential area as it is less than half a mile from primary and secondary schools. Also offers good access to the A41 Black Country New Road which leads to Wolverhampton, and in the opposite direction to West Bromwich town centre and the M5 junction.

## Description

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A predominately rectangular shaped site, extending to 0.55 acre or thereabouts. The site previously had planning consent (now lapsed) for the development of 10 houses. Other schemes may be deemed suitable, subject to gaining planning consent.

## Planning

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The site has lapsed planning for the development of 10 houses under application number DC/07/48746. Parties looking to acquire the site for alternative use are advised to consult with Sandwell Metropolitan Borough Planning Department on: 0121 569 4054.



## Tenure

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Freehold.

## Price

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Freehold - Offers in excess of £800,000 are invited.

## Services

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Mains services are understood to be made to be available in the vicinity of the site but prospective purchaser should make their own independent enquiries as to the suitability of the services for their particular requirement.

## Legal Costs

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Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## Anti-Money Laundering

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In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.





## For Further Information & Viewings

**Garry Johnson**

**0121 524 2583**

**[gjohnson@bondwolfe.com](mailto:gjohnson@bondwolfe.com)**

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**Birmingham Office**

**0121 525 0600**

**[agency@bondwolfe.com](mailto:agency@bondwolfe.com)**



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