



Lawnswood Road, Wordsley, Stourbridge DY8 5PQ

FOR SALE

LAND / SITES / YARDS

Size
10,187 sq ft on 1.29 acres (0.52 hectares) approx.

Purchase Price
Offers invited

Redevelopment potential (Subject to
Planning)

Extensive frontage to busy road

Within 1.5 miles of the A449

Location

The property is prominently situated on Lawnswood Road within close proximity of the A491 High Street (Stourbridge to Kingswinford road). The property is within 1.5 miles of the A449. The surrounding area is predominantly residential. The Wordsley Green Shopping Centre which incorporates a Sainsbury's local is in close proximity. King George V Park is within walking distance. Stourbridge Town Centre is within 3 miles.

Junctions 2, 3 and 4 of the M5 Motorway are within 10 miles of the site.

Description

The property, a former educational centre comprises three interconnecting, single storey buildings of brick construction surmounted by a number of pitched tiled and flat roofs. The accommodation comprises a range of private and open plan rooms.

On site parking is available off Lawnswood Road.

The site is landscaped and includes former play areas adjoining the property.

Accommodation (Gross Internal Area)

10,187 sq.ft. (946.77 sq.m.) approx. - excludes the basement area.

Site Area

1.29 Acres (0.52 Hectares) approx. An OS extract detailing the assumed site boundaries is downloadable from Sellers website.

Services

It is understood mains services are provided to the property. However interested parties should make their own investigations as to suitability.

Rating Assessment

The premises have a current 2023 Rateable Assessment as 'School and Premises' with a Rateable Value of £11,000. Interested parties should make their own investigation to establish the business rates payable for their envisaged use. U.B.R. 51.2p in the £ (2023/24)

Purchase Price

Offers are invited for the freehold interest in writing. Proposals should include purchase price, details of proposed use, timing, details and evidence of funding. Details of the purchaser are to be provided, to include relevant experience. The Vendor reserves the right not to accept the highest bid or any bid.

V.A.T.

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

Fixtures and Fittings

All usual tenants 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.

Energy Performance Certificate

An Energy Performance Certificate is in preparation and will be available upon request.

Costs

Each party will be responsible for their own costs.

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

Additional Images

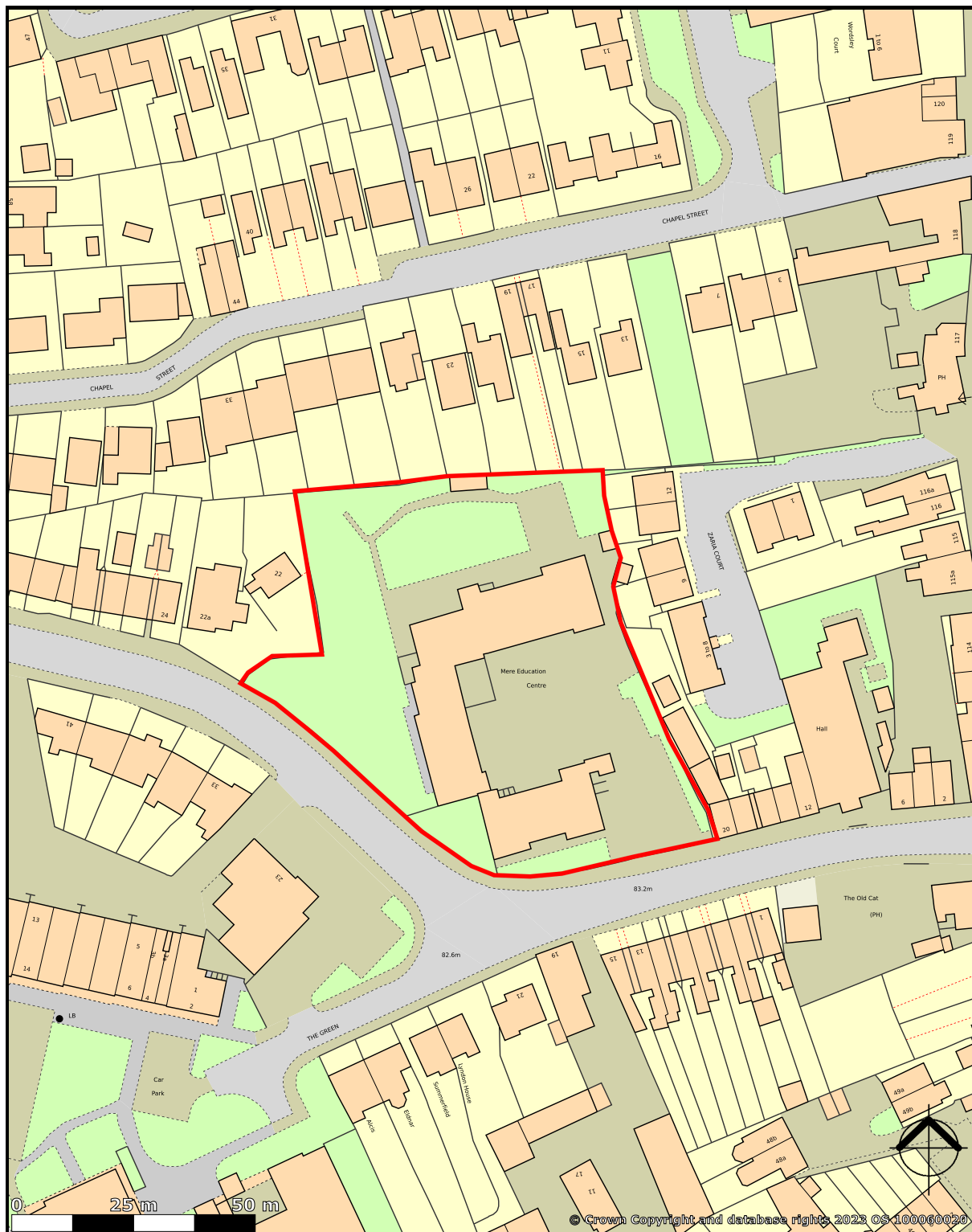


Additional Images



Additional Images





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Plotted Scale - 1:1,250