





Former Office Building with On-Site Parking – Prime Halesowen Town Centre Redevelopment Opportunity

The property occupies a highly prominent and strategic position, located between Halesowen's pedestrianised retail core and the surrounding ring road, providing excellent accessibility, visibility, and connectivity.

The site benefits from prior notification approval (Ref: P25/0468/PN3MA) for conversion from commercial use to residential, allowing for the creation of 90 apartments within the existing structure.

"The Dudley Metropolitan Borough Council hereby determines in accordance with Part 3 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 2015 that prior approval of the Local Planning Authority is **REQUIRED AND IS APPROVED** for the above described development subject to conditions"

Previously utilised as office accommodation, the building has been comprehensively prepared for redevelopment, with internal services removed and asbestos remediation completed.

This presents a rare opportunity for developers to deliver a substantial residential scheme in a town centre location, with scope for a range of end uses including private apartments, build-to-rent, or specialist accommodation such as retirement or extra care living.



ABODE
SALES & LETTINGS



Prior Notification Consent

Application reference number

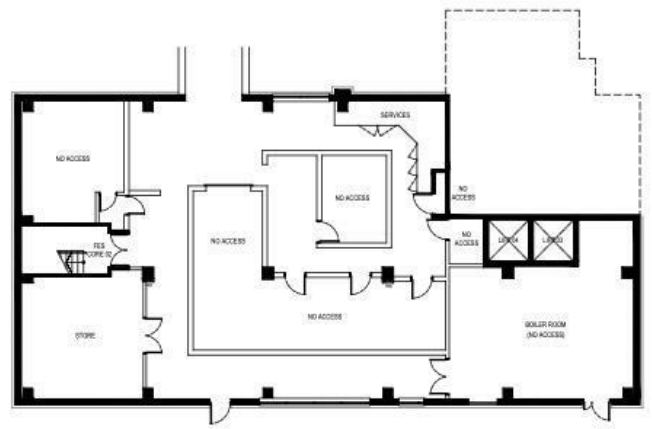
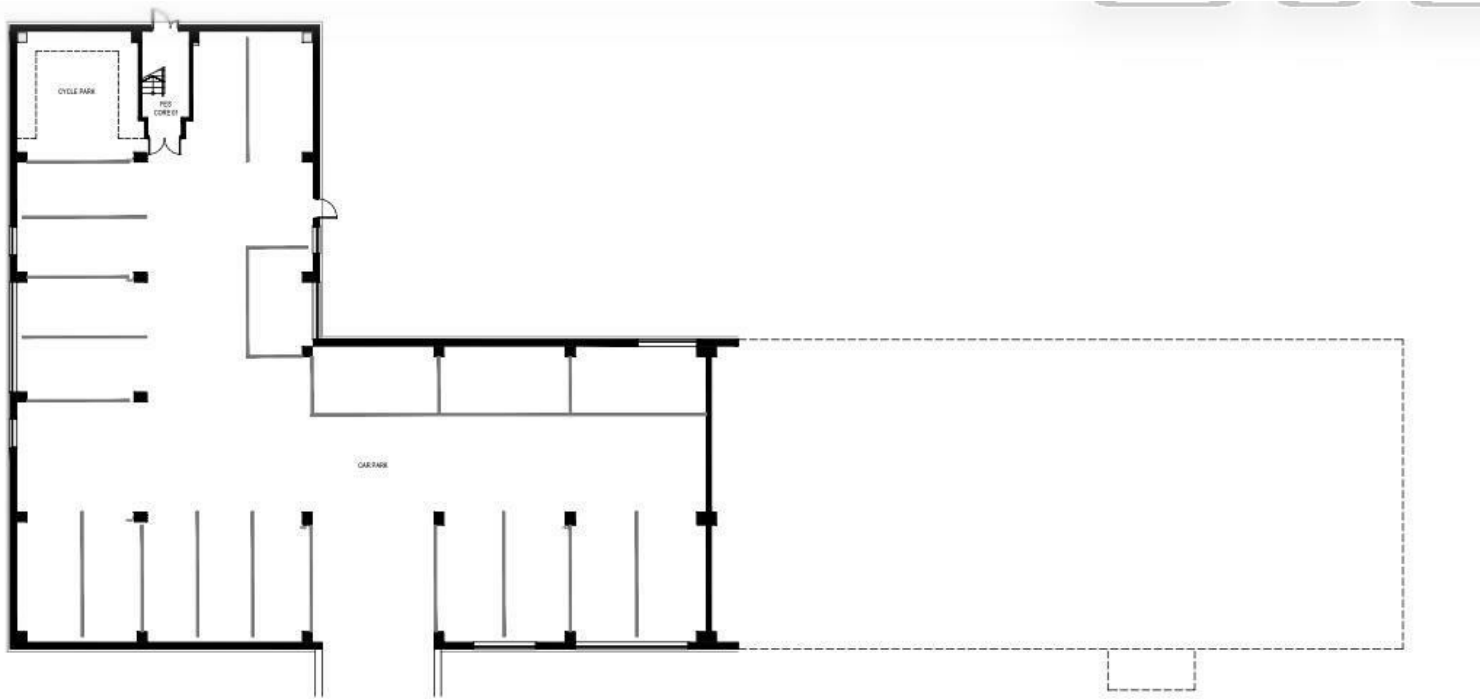
P25/0468/PN3MA

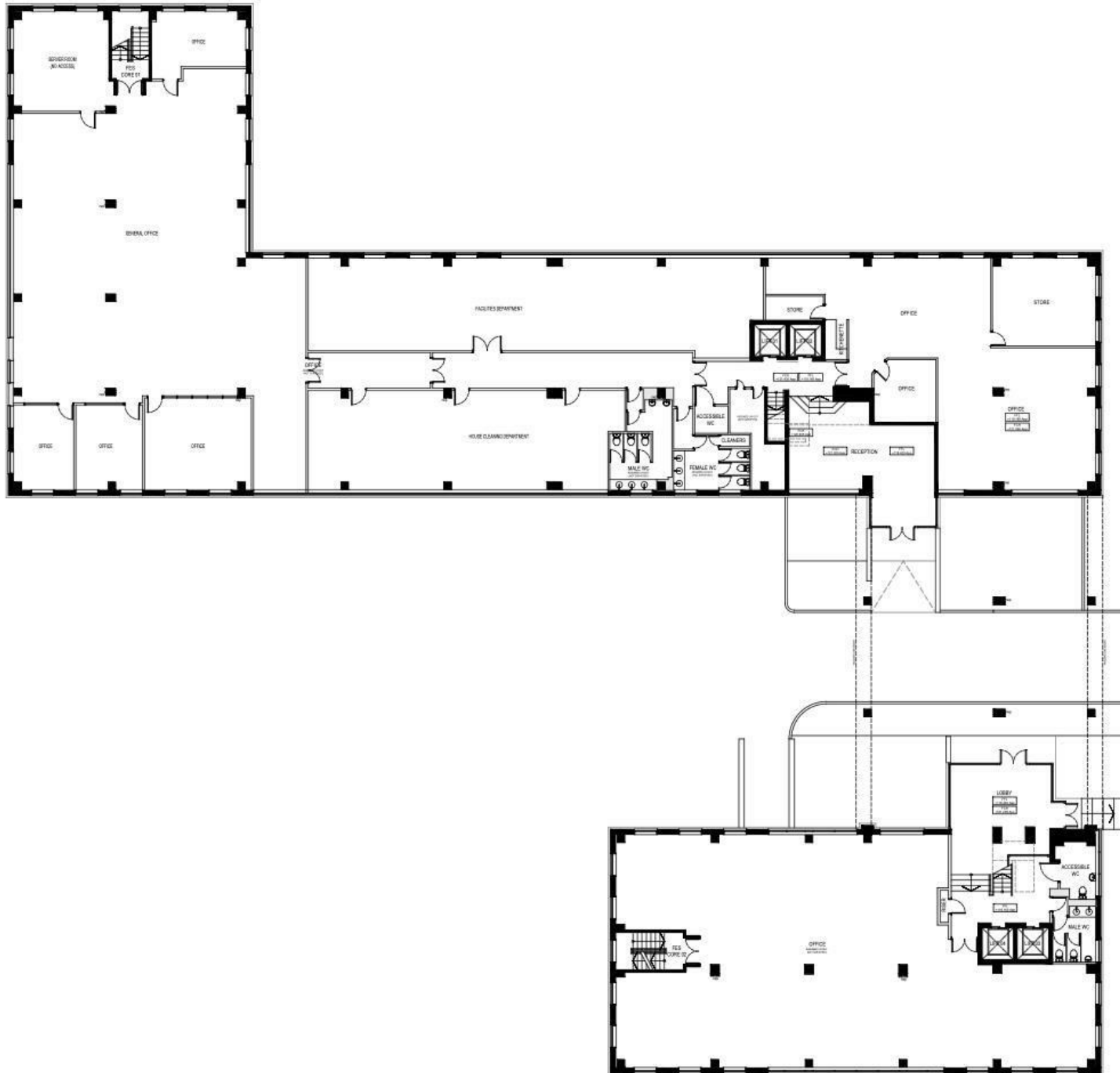
Prior Notification under Part 3 of the Town and Country Planning (GPDO) 2015 as amended for change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) to convert the existing building to comprise of 90 no. residential units

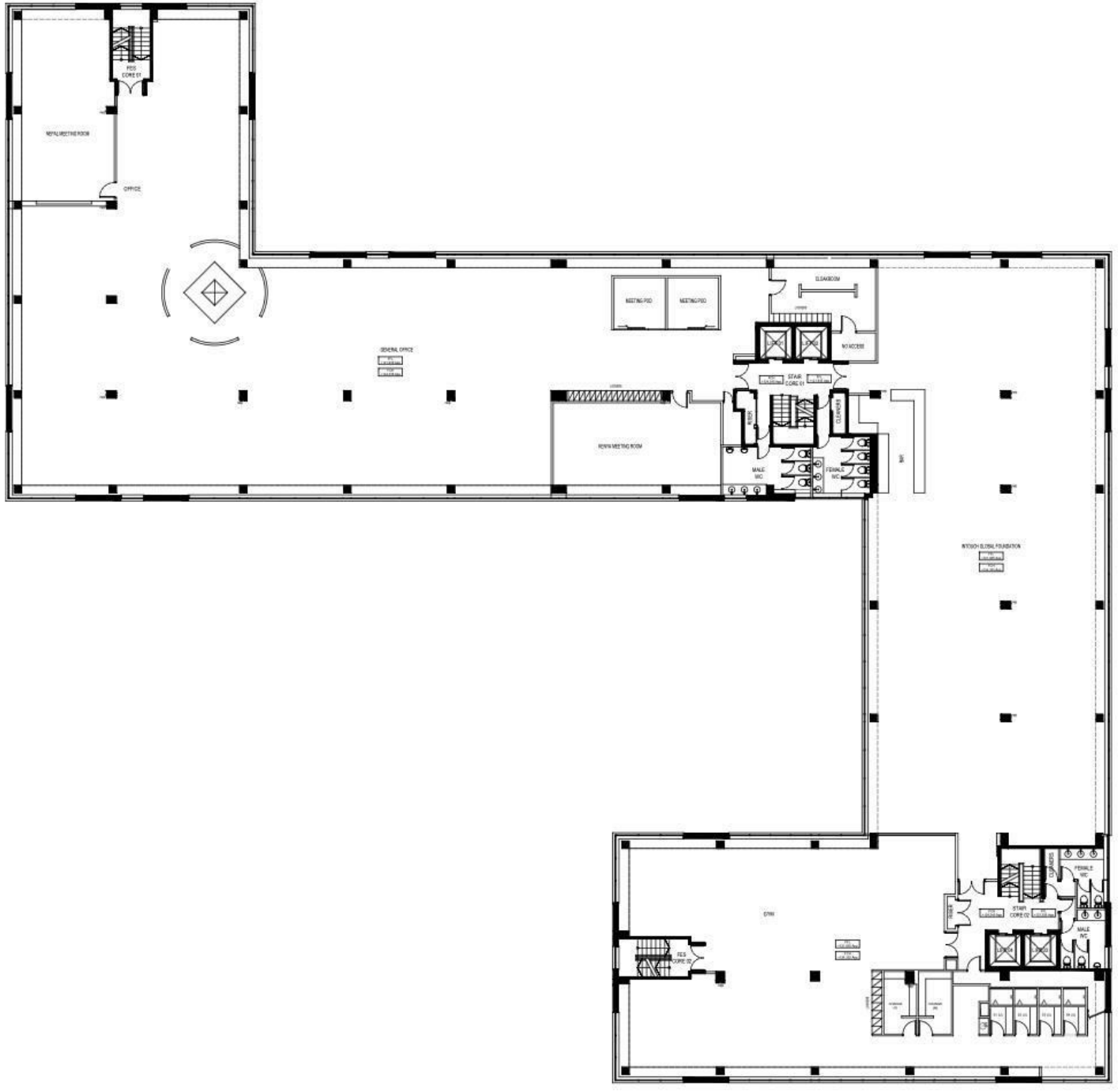
Official copies of the proposed plans are available on request.

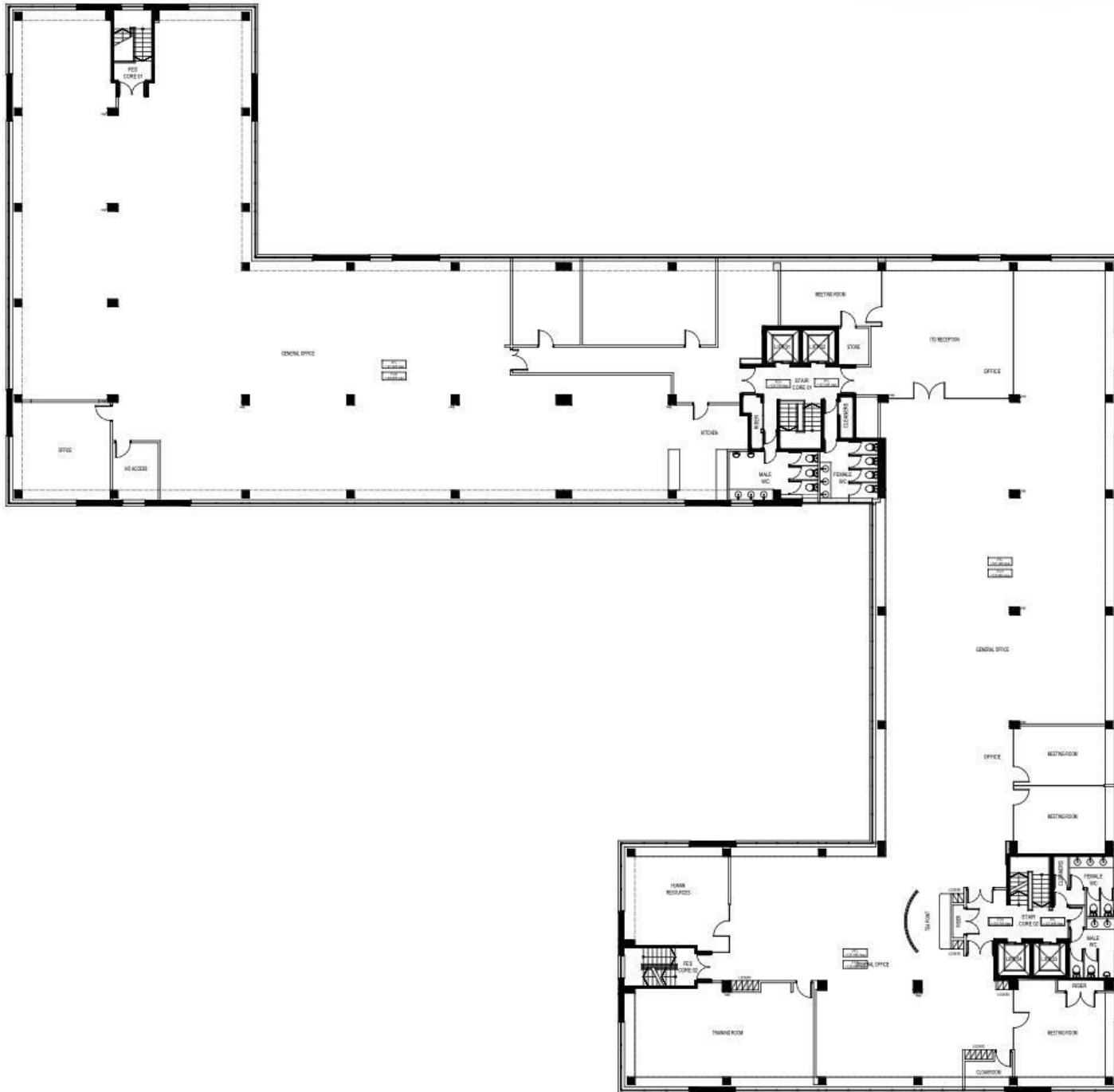


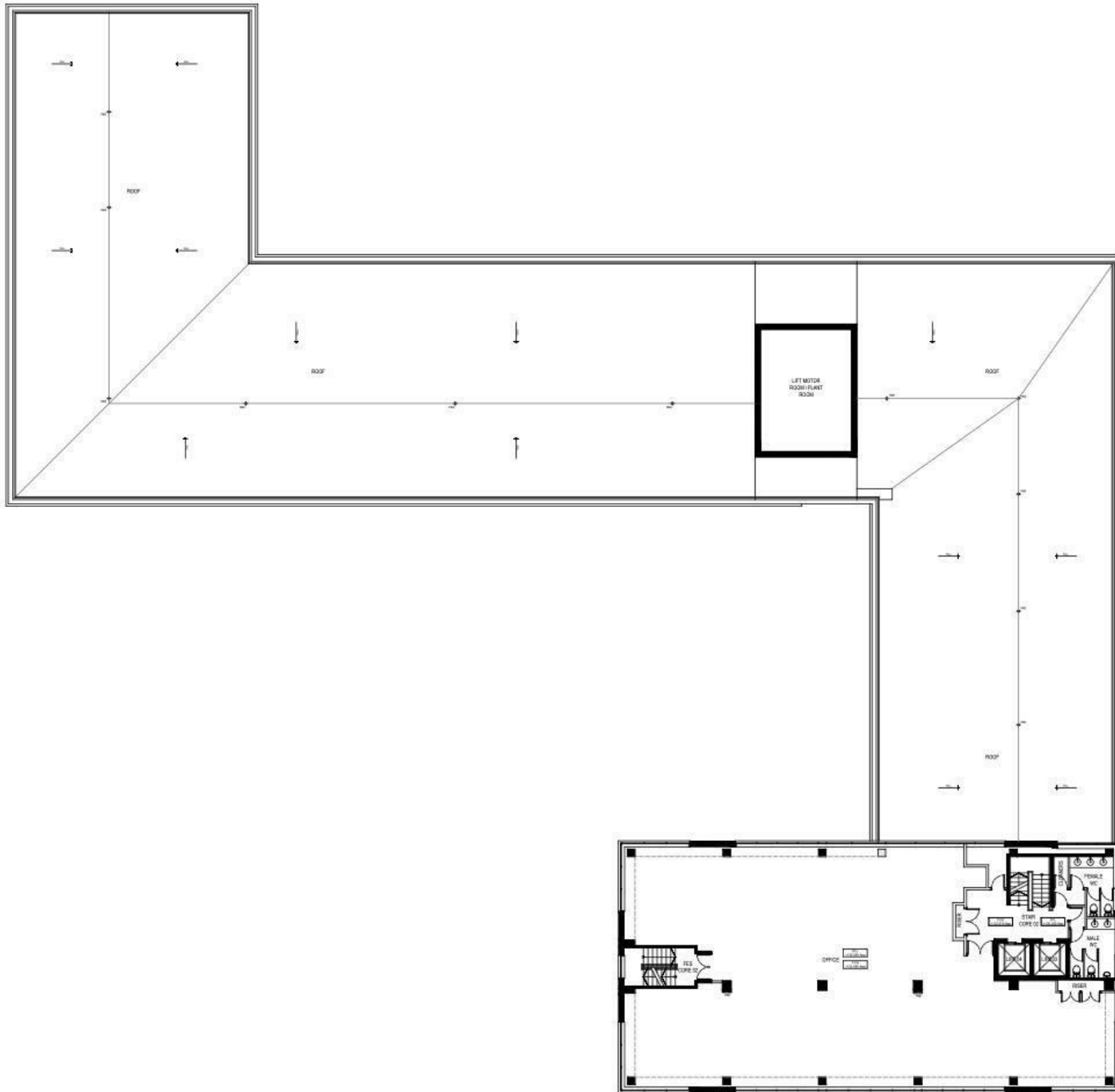


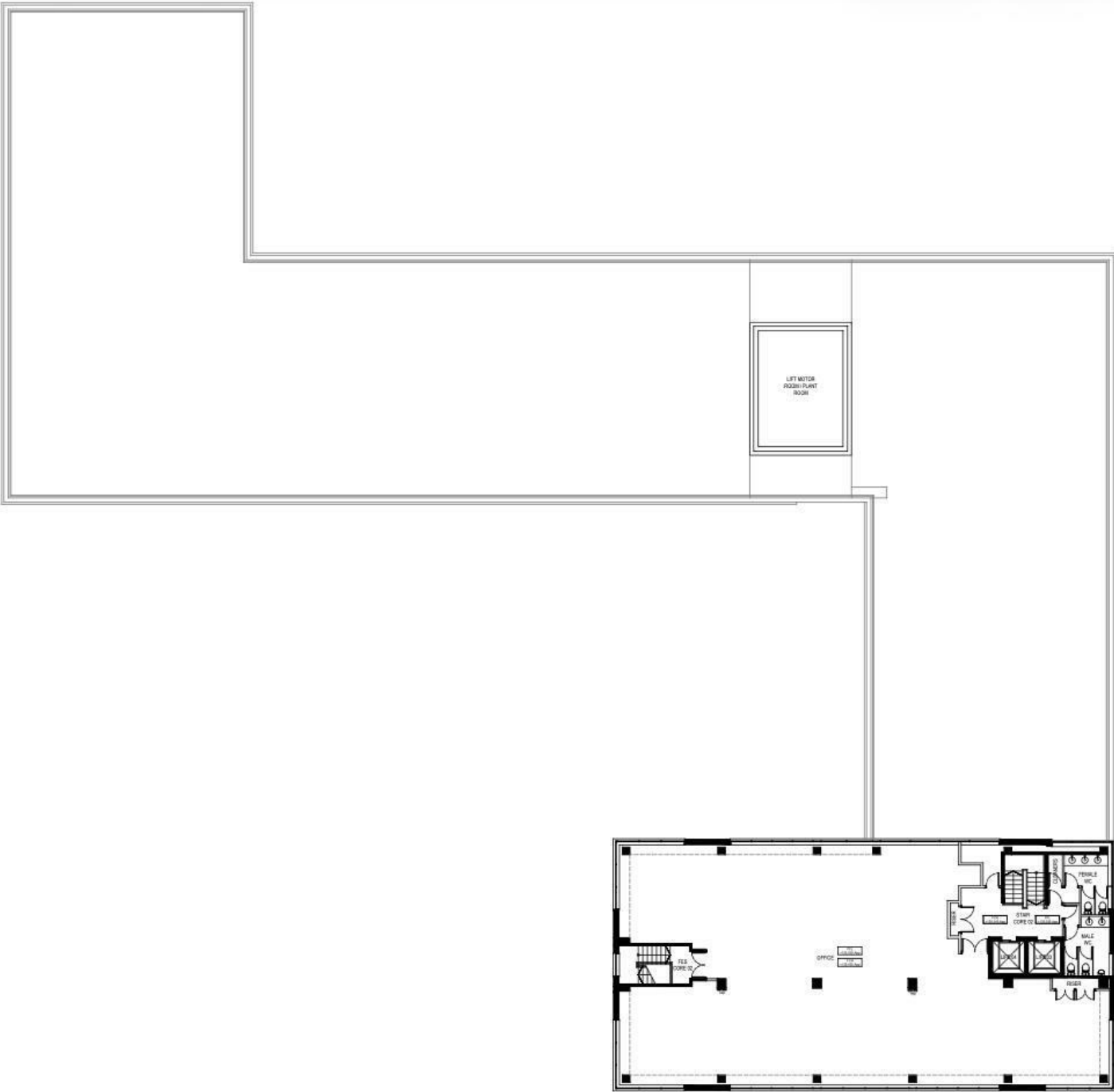


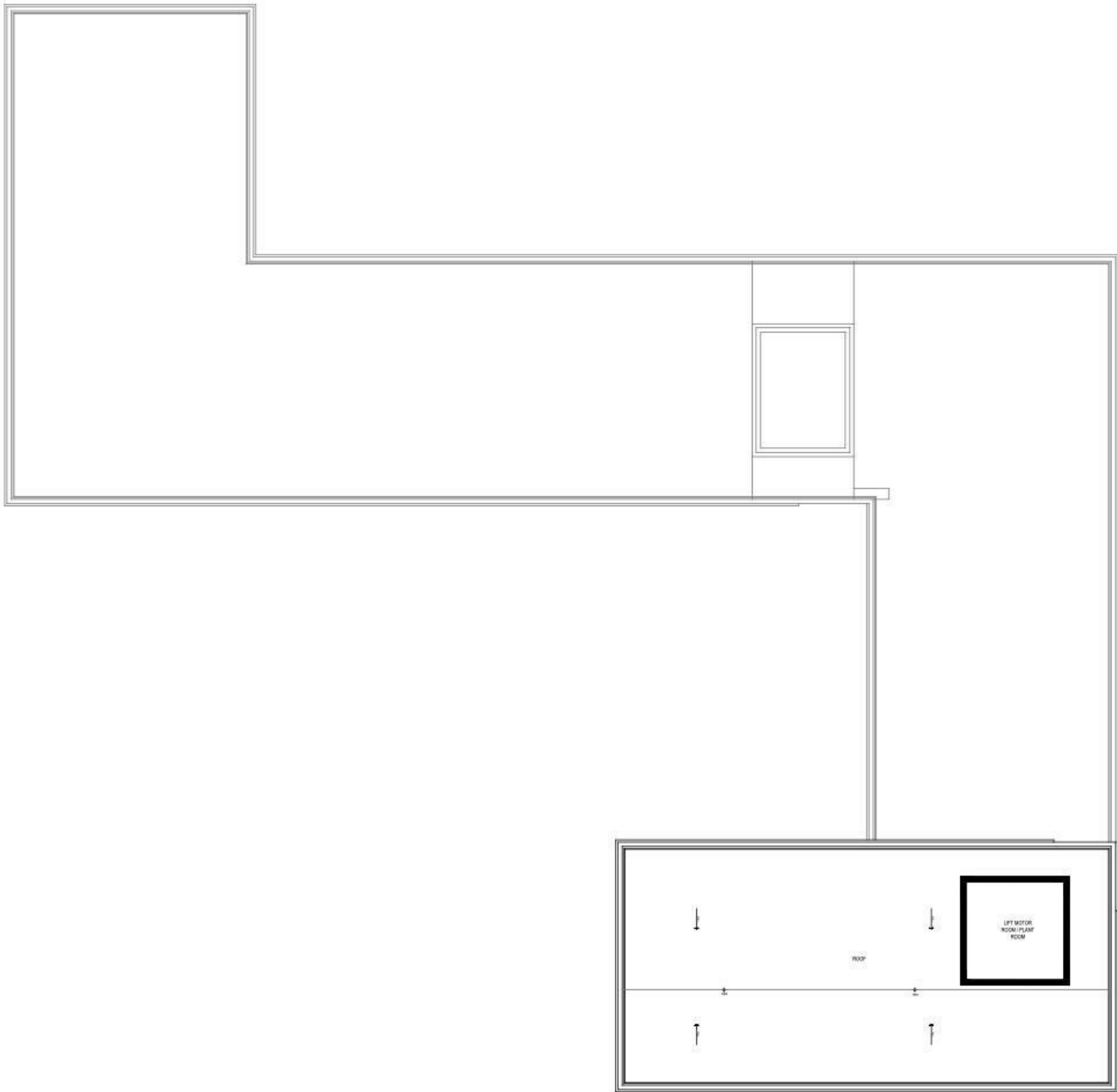


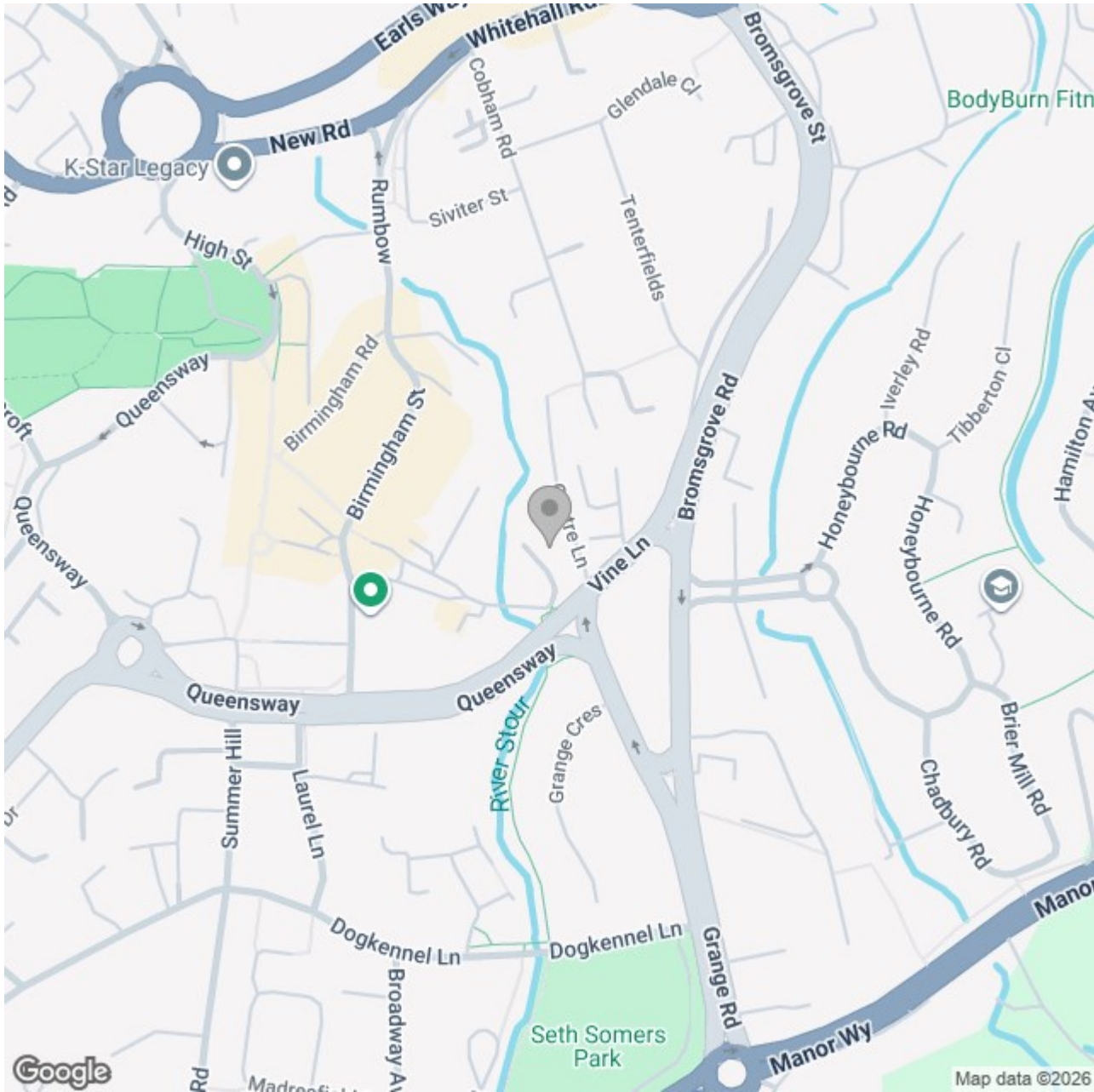













Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |