ABODE
SALES & LETTINGS

Great Cornbow, West Midlands, B63 3BL

£3,000,000

https://www.abodemidlands.co.uk

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.

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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.

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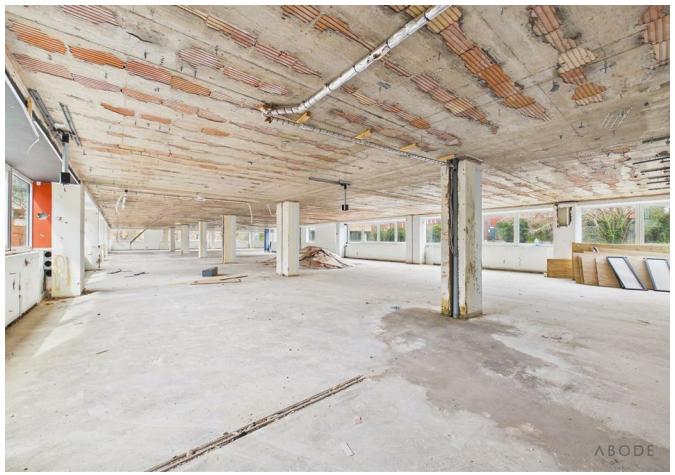
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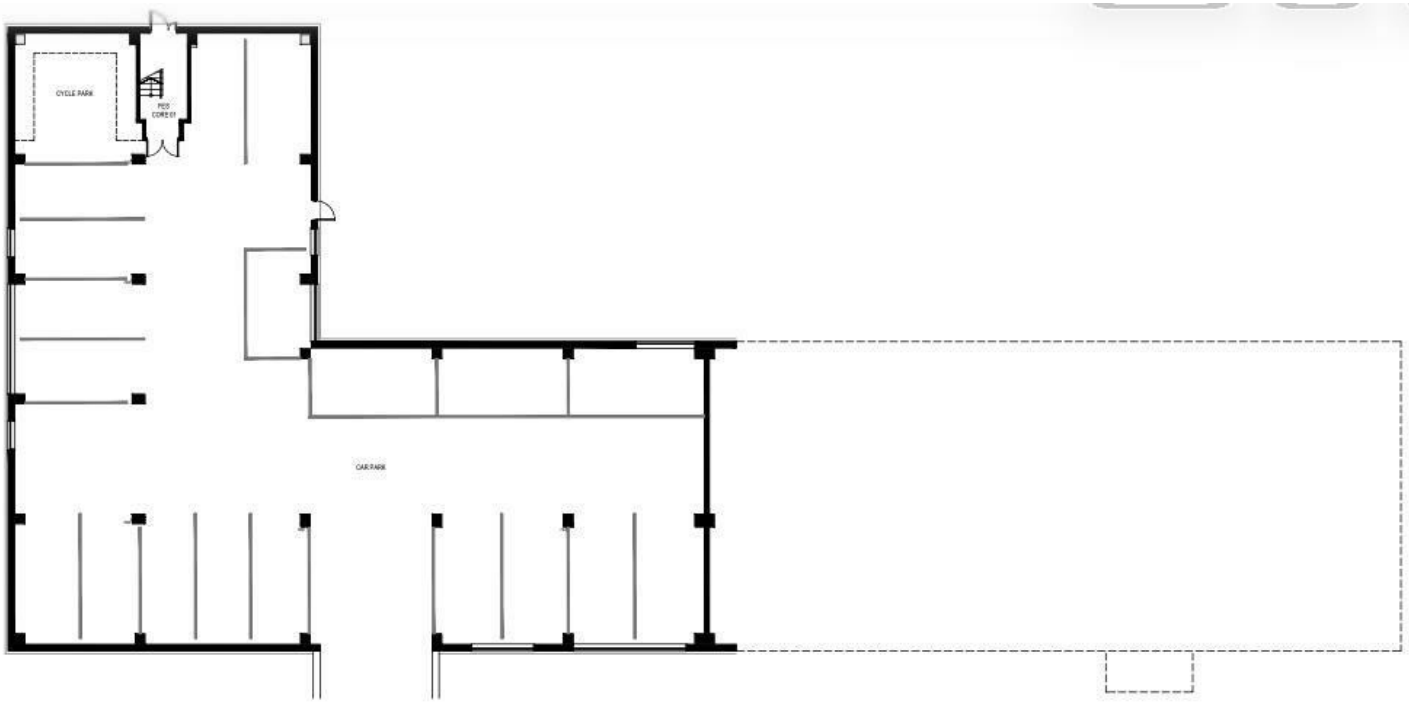
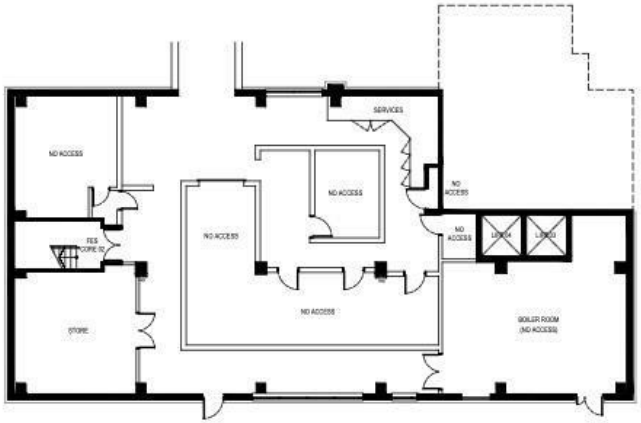
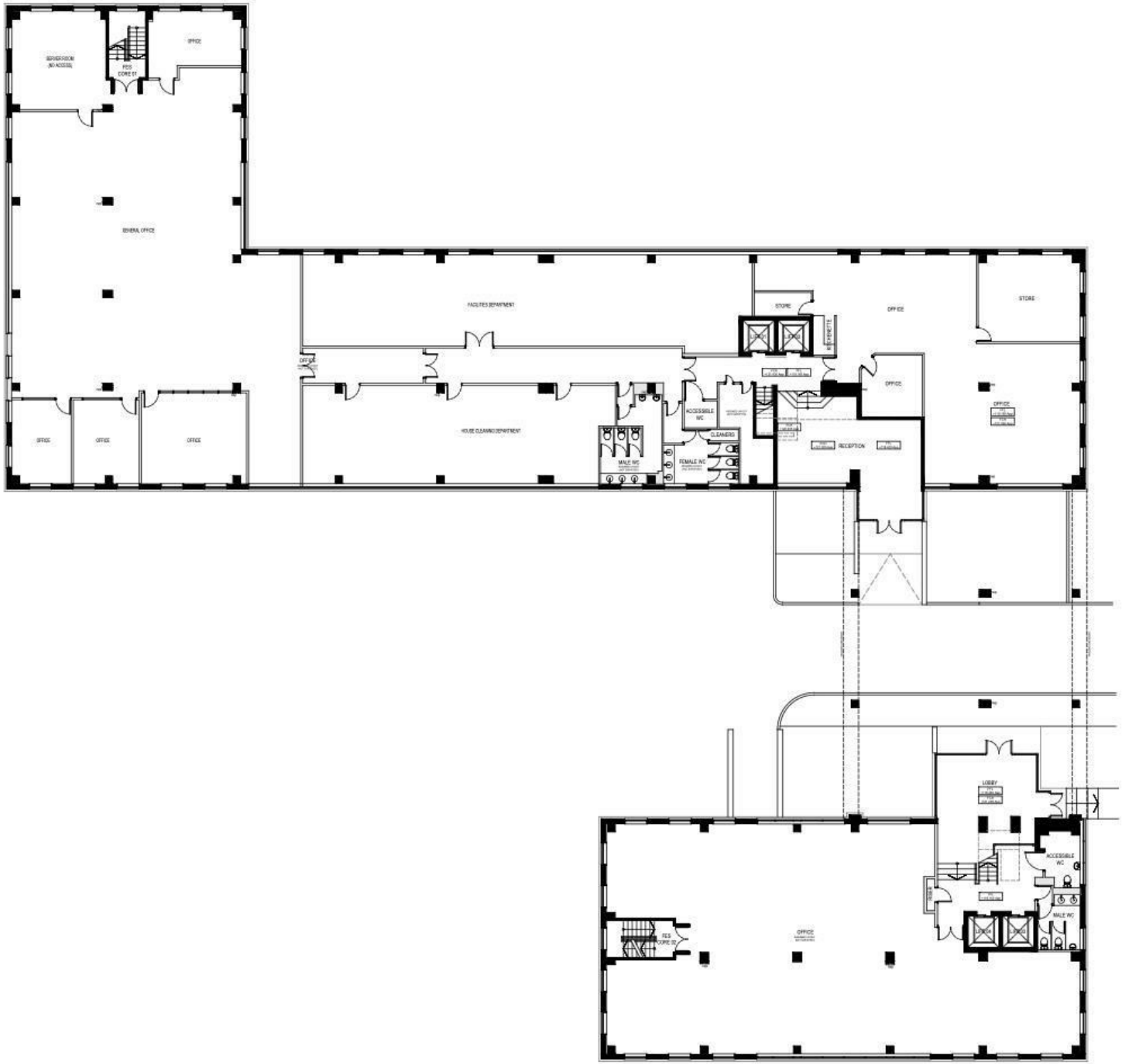
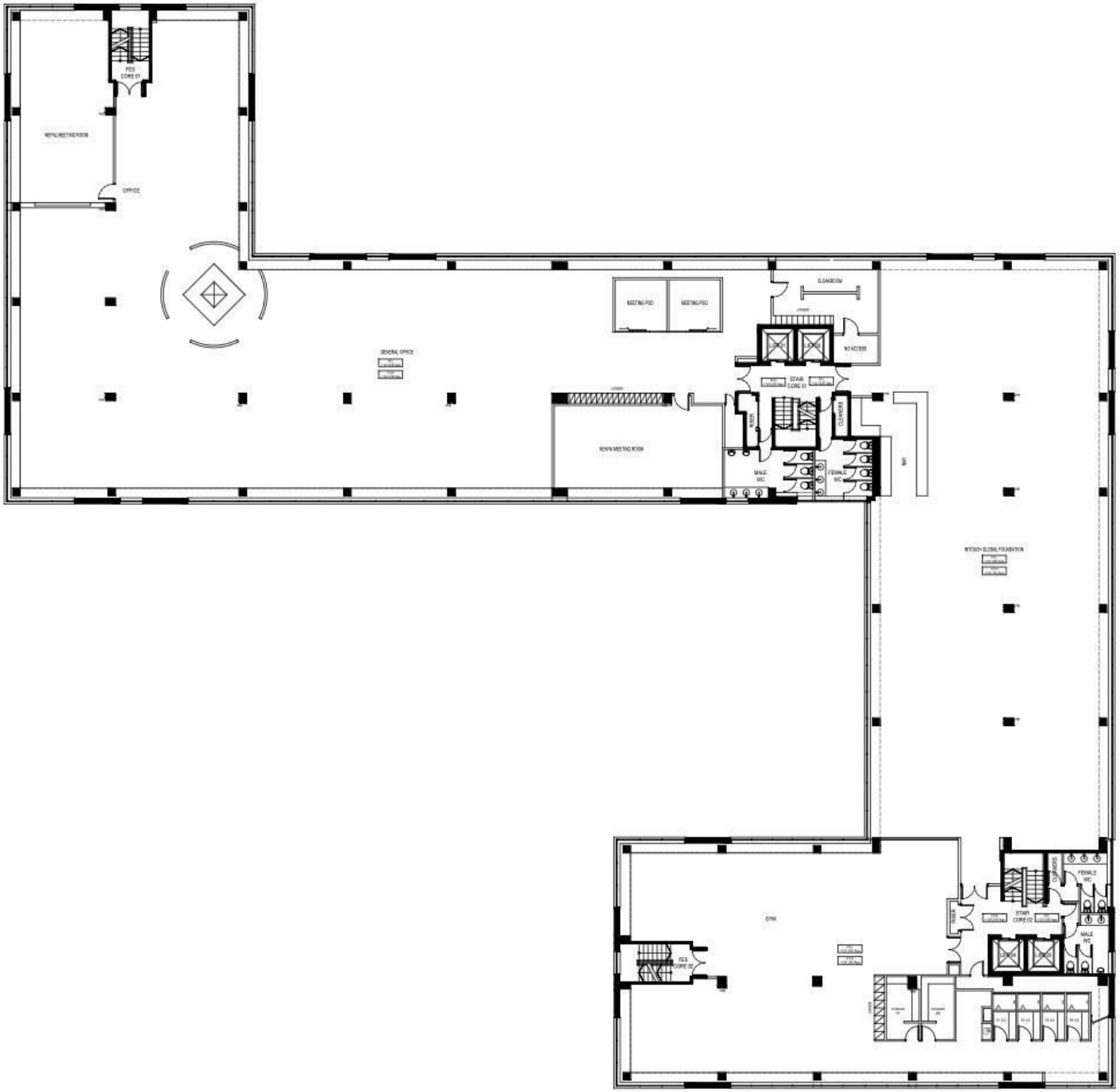
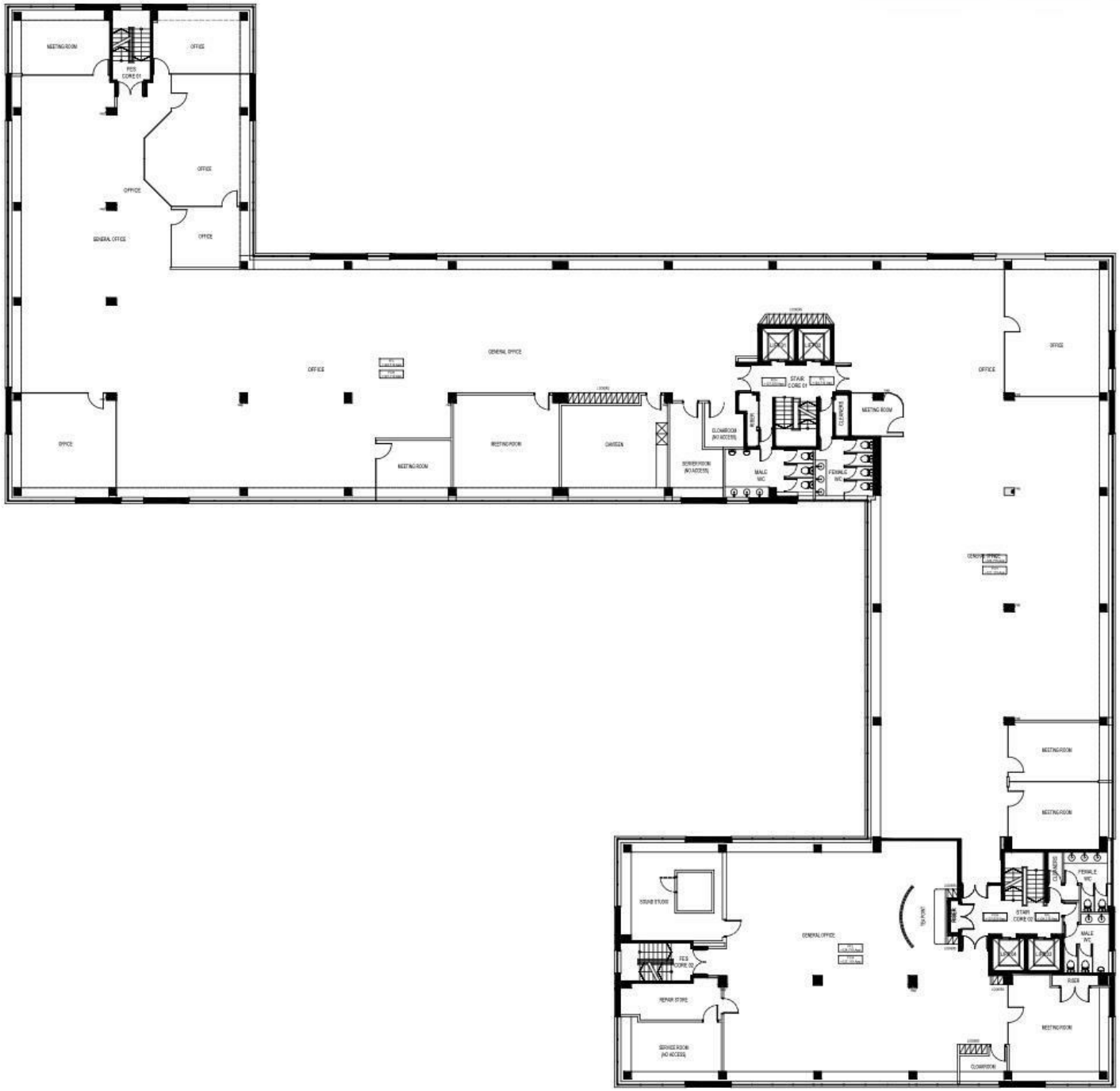

CYCLE PARK
FES CORE 01
CAR PARK

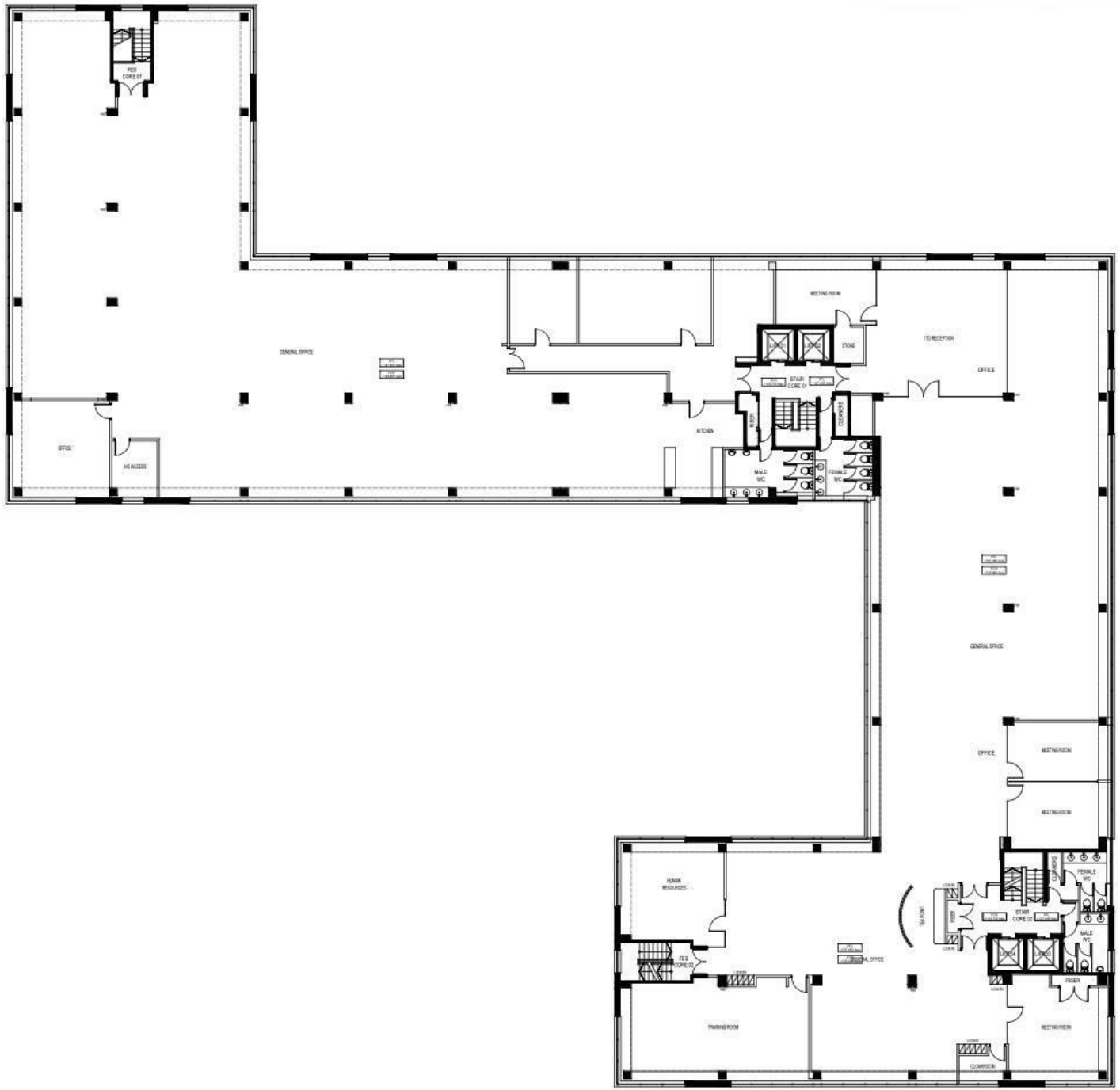

SERVICES
NO ACCESS
NO ACCESS
NO ACCESS
NO ACCESS
NO ACCESS
NO ACCESS
FES CORE 02
STORE
BOILER ROOM (NO ACCESS)

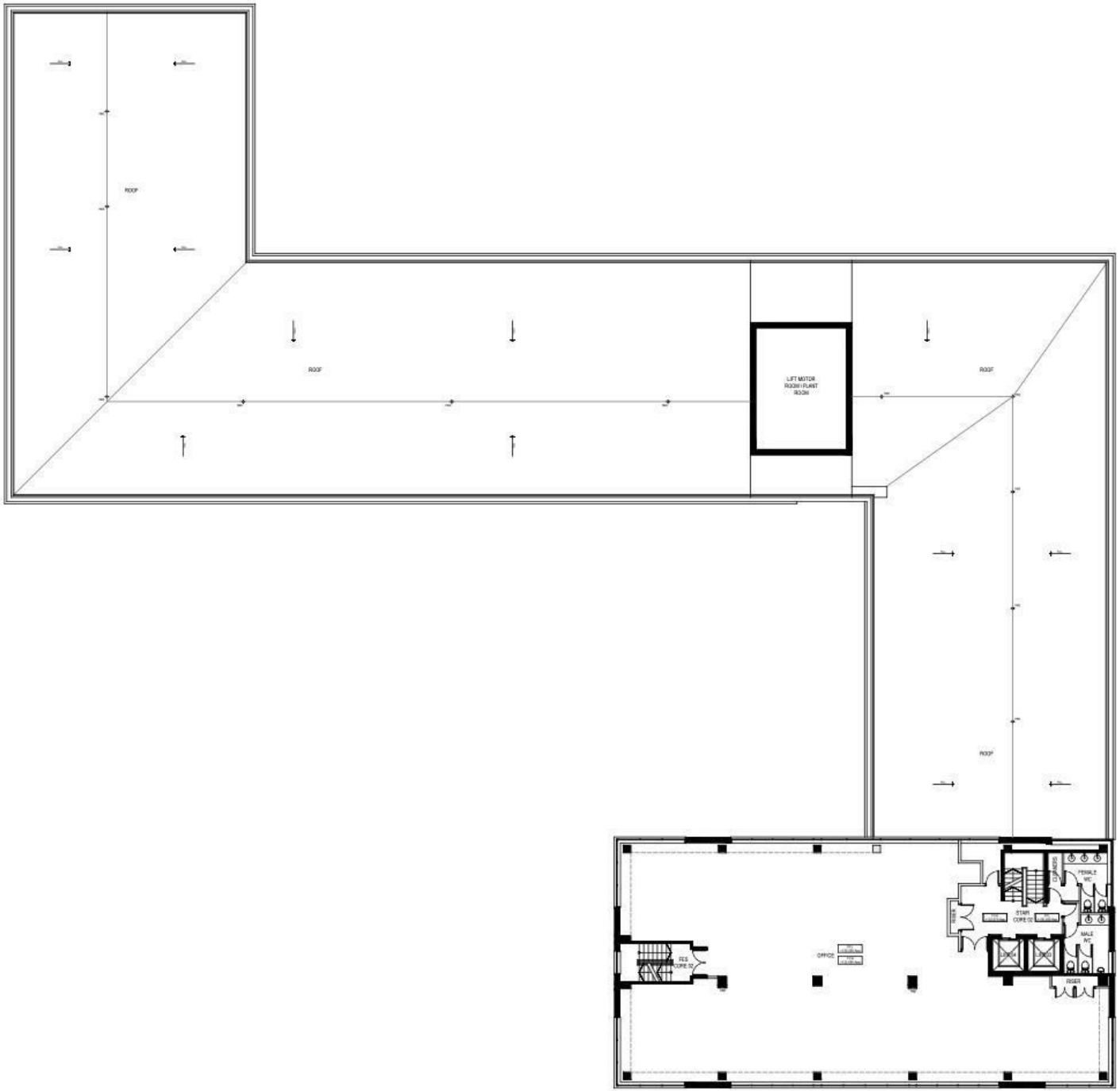

SUPERVISOR (NO ACCESS)
FCC CORE 01
OFFICE
GENERAL OFFICE
OFFICE
OFFICE
OFFICE
FACILITIES DEPARTMENT
OFFICE
HOUSE CLEANING DEPARTMENT
MALE WC
FEMALE WC
ACCESSIBLE WC
CLEANERS
STORE
KITCHETTE
OFFICE
OFFICE
RECEPTION
STORE
OFFICE
LOBBY
ACCESSIBLE WC
MALE WC
OFFICE
FCC CORE 02

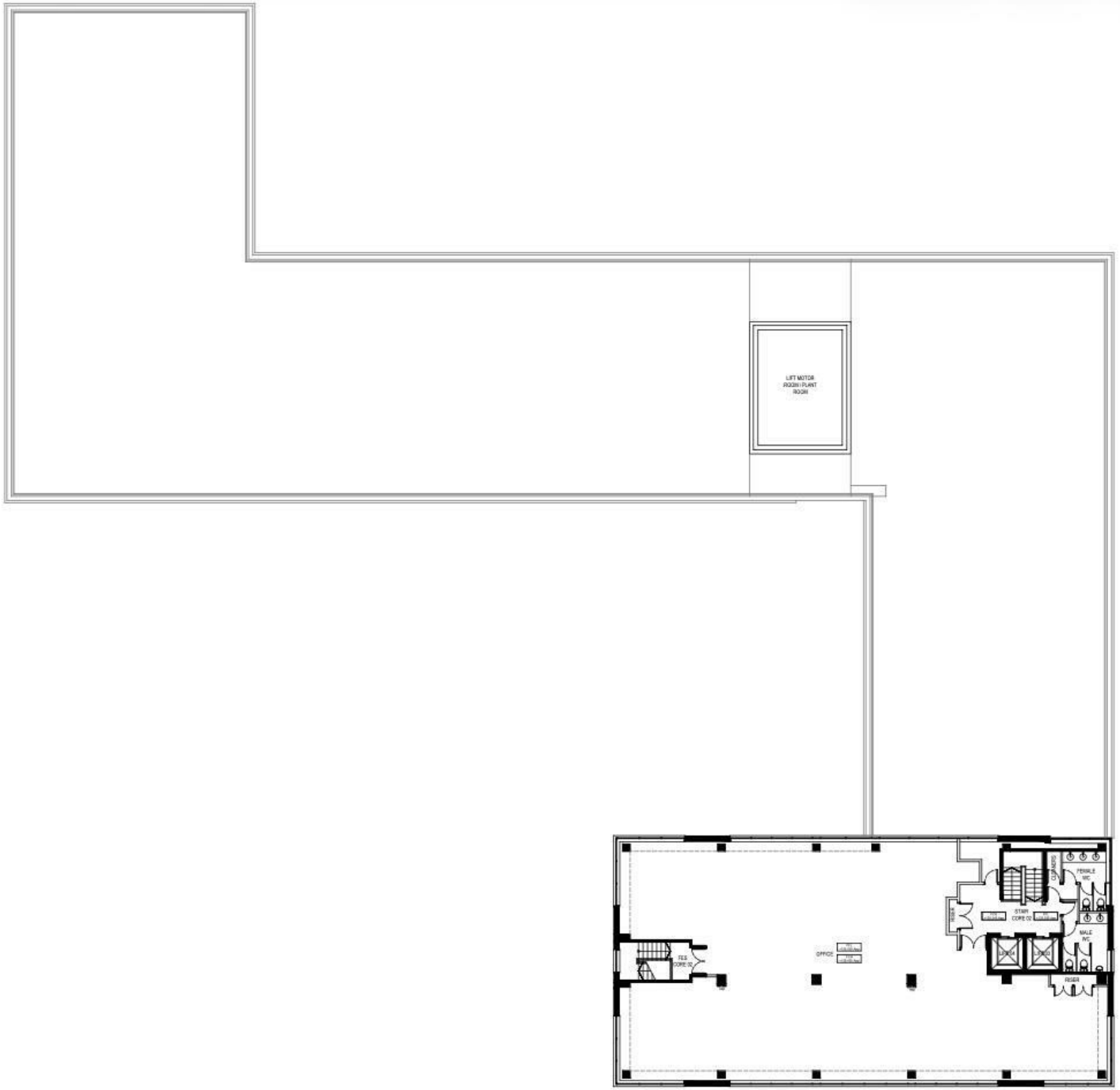

FES CORE 01
NEPAL MEETING ROOM
OFFICE
GENERAL OFFICE
MEETING POD
MEETING POD
CLEANROOM
NO ACCESS
STAIR CORE 01
RIBBER
CLEANERS
MALE WC
FEMALE WC
BAR
INTOUCH GLOBAL FOUNDATION
GYM
FES CORE 02
STAIR CORE 02
CLEANERS
FEMALE WC
MALE WC

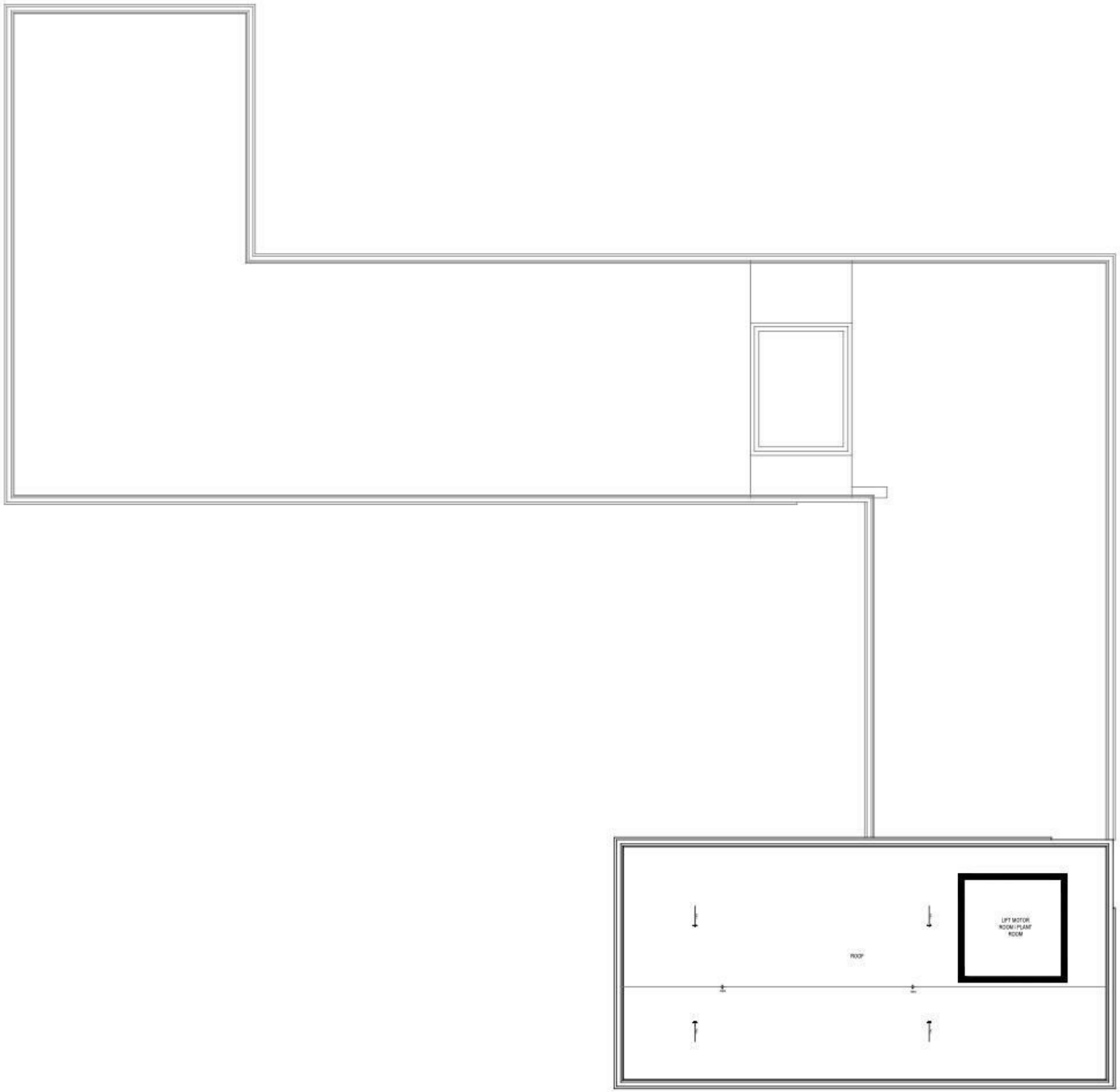


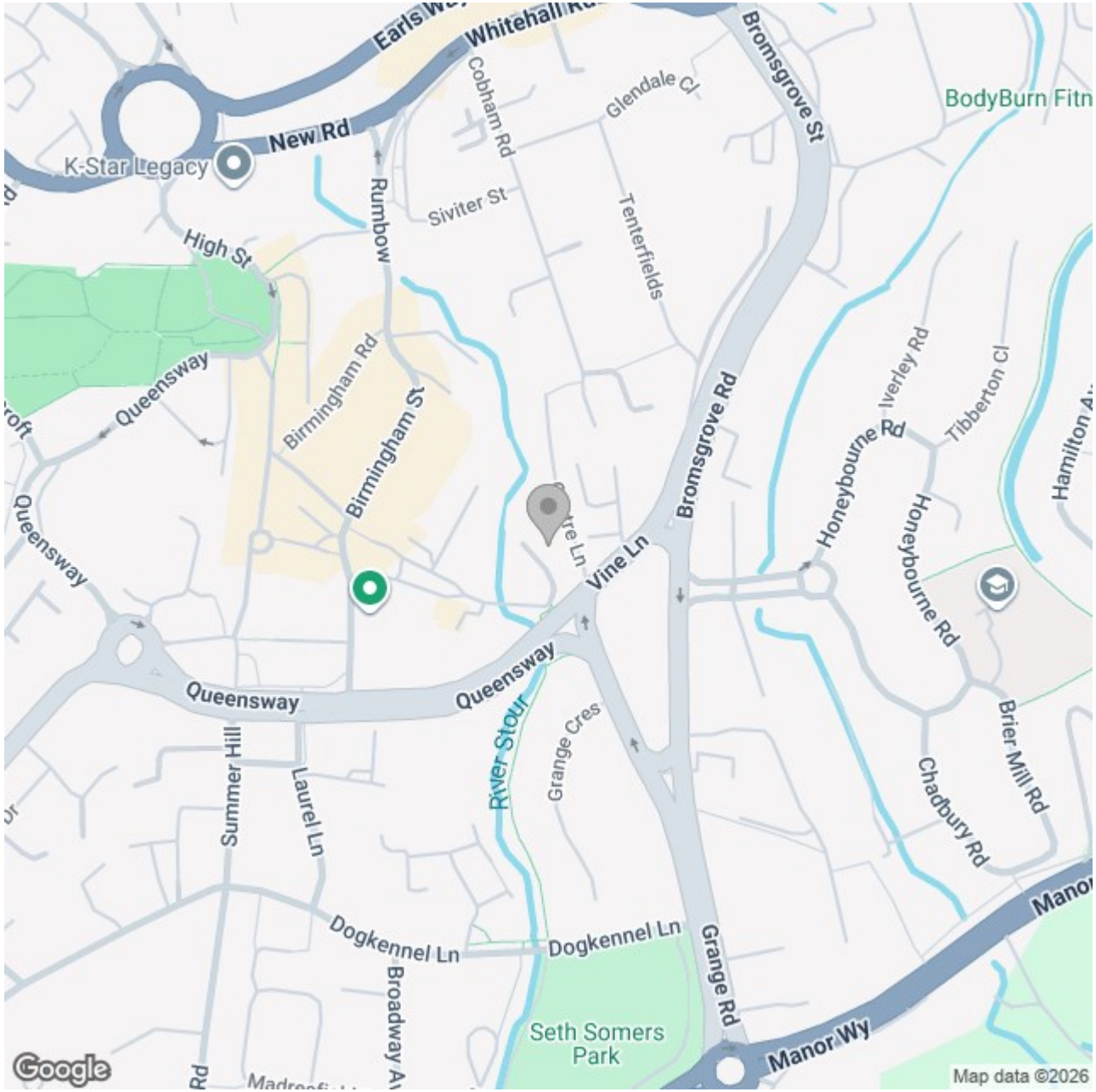
MEETING ROOM
OFFICE
FES CORE 01
OFFICE
OFFICE
GENERAL OFFICE
OFFICE
OFFICE
GENERAL OFFICE
OFFICE
OFFICE
MEETING ROOM
MEETING ROOM
CANTEEN
SERVER ROOM (NO ACCESS)
CLOAKROOM (NO ACCESS)
RISER
STAIR CORE 01
CLEANERS
MEETING ROOM
MALE WC
FEMALE WC
GENERAL OFFICE
MEETING ROOM
MEETING ROOM
STAIR CORE 02
CLEANERS
FEMALE WC
MALE WC
RISER
MEETING ROOM
CLOAKROOM
GENERAL OFFICE
TEA POINT
RISER
STAIR CORE 02
FES CORE 02
REPAIR STORE
SERVICE ROOM (NO ACCESS)


FCO CORE 01
GENERAL OFFICE
OFFICE
NO ACCESS
MEETING ROOM
STORE
TO RECEPTION
OFFICE
STAIR CORE 01
KITCHEN
MALE WC
FEMALE WC
CLEANERS
GENERAL OFFICE
OFFICE
MEETING ROOM
MEETING ROOM
HUMAN RESOURCES
FCO CORE 02
GENERAL OFFICE
TRAINING ROOM
STAIR CORE 02
CLEANERS
FEMALE WC
MALE WC
RISER
MEETING ROOM
CLEANROOM


ROOF
ROOF
LIFT MOTOR ROOM / PLANT ROOM
ROOF
ROOF
FES CORE 02
OFFICE
STAIR CORE 02
CLEANERS
FEMALE WC
MALE WC
RISER
RISER


LIFT MOTOR
ROOM / PLANT
ROOM
CLEANERS
FEMALE
WC
STAIR
CORE 02
MALE
WC
RISER
OFFICE
FES
CORE 02


LIFT MOTOR
ROOM / PLANT
ROOM
ROOF



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

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