

POTENTIAL RESIDENTIAL DEVELOPMENT SITE

FOR SALE

**63 BEACON LANE
SEDGLEY
DUDLEY
DY3 1NA**



- Enviable location adjoining Sedgley Beacon
- Substantial plot extending to around 0.5 acres with considerable potential for redevelopment
- Within easy reach of Town Centre
- Rare opportunity
- Offers invited

INTRODUCTION

Rare opportunity to acquire potential development site adjoining Sedgley Beacon.

LOCATION

The property is located at the top of Beacon Lane close to its junction with Beacon Rise and Monument Lane. Sedgley Town Centre is less than 0.5km away affording excellent access to local amenities. There is good access the main road network via Gorge Road (A463) which leads directly to the Birmingham New Road (A4123).

DESCRIPTION

The site is currently occupied by a semi-derelict two storey cottage sitting a plot of land extending to approximately 0.5 acres with an extensive frontage onto Beacon Lane.

A site plan is attached.

PLANNING

The site lies within the jurisdiction of Dudley Metropolitan Council. The site falls within the development boundary and redevelopment should therefore be acceptable in principle.

Interested parties are invited to make their own enquiries on 01384 814136.

TENURE

The freehold interest is for sale with the benefit of vacant possession.

GUIDE PRICE

Offers invited. We reserve the right to set a date for the submission of offers.

LEGAL COSTS

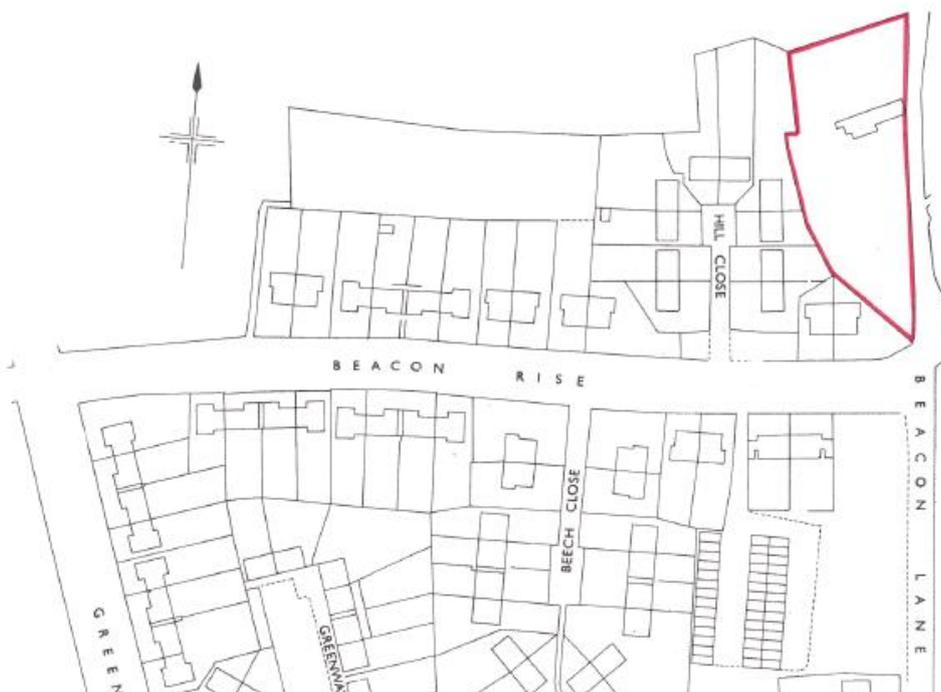
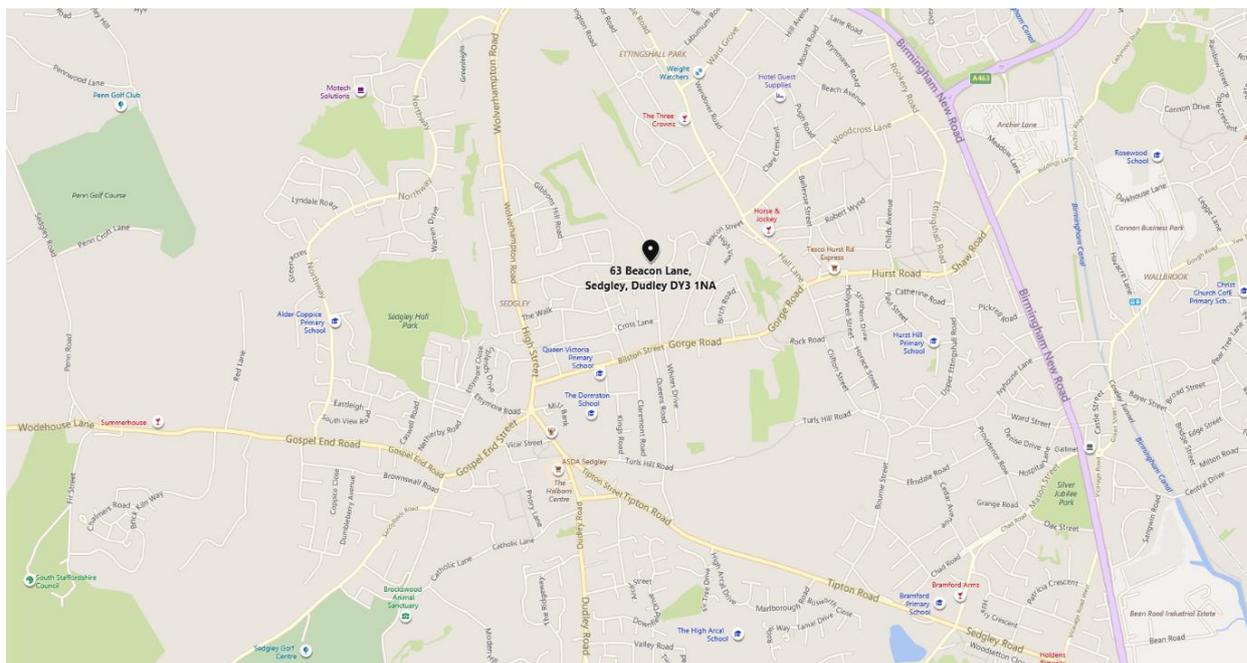
Each party will bear their own legal costs in the transaction.

VIEWING AND FURTHER INFORMATION

The site can be viewed from Beacon Lane. If you require access to the site please contact us.

Further information is available from First City, contact Christopher Bywater on 01902 710999 or chris@firstcity.co.uk quoting reference 4496.

LOCATION PLAN



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