

FOR SALE

INDUSTRIAL AND COMMERCIAL LAND

COMPRISING WAREHOUSING, OFFICES, AND OUTDOOR STORAGE WITH REDEVELOPMENT POTENTIAL



THE FIELD HOUSE, JOHNS LANE, TIPTON, DY4 7PT

- Approximately 11,399ft² (1,059.34m²)
- Ample carparking and outdoor storage
- Site area 1.40 acres (0.56 ha)
- “Brownfield site” with redevelopment potential

LOCATION

The site is accessed off Johns Lane, Tipton just off the A461 midway between Burnt Tree (Birmingham New Road) and the Black Country Route (A41) meaning it is ideally placed to benefit from excellent road links. Access to the national motorway network can be gained at junctions 1 and 2 of the M5 which are roughly equidistant. The site also has good bus and rail links, with both bus stops and Dudley Port railway station on Johns Lane.

A particular feature of the property is that it adjoins the Sheepwash Nature Reserve which extends to around 37 hectares and was established in the 1980's from reclaimed industrial land including a brickworks.

Tipton is an industrial town in the metropolitan borough of Sandwell, in the county of the West Midlands, England. It had a population of 38,777 at the 2011 UK Census. It is located northwest of Birmingham and southeast of Wolverhampton. It is also contiguous with nearby towns of Darlaston, Dudley, Wednesbury and Bilston.

DESCRIPTION

The site extends to approximately 1.4 acres (0.56 hectares) and is industrial/commercial land and has been used as such for many years. Currently it is occupied by E. Partridge & Sons, copper smiths and leaded glazing specialist.

The site includes a number of industrial buildings plus a former two storey office at the front of the site. This is in poor condition and subject to a demolition order.

It is broadly rectangular in shape with the buildings running alongside the left hand boundary, the rest of the site is given over to an extensive yard the majority of which is surfaced in stone.

There is a telecoms mast located in the eastern corner of the site.

ACCOMMODATION

Two storey office building: 1,698ft² (157.72m²)

Various workshops: 9,704ft² (901.62m²)

Total 11,399ft² (1,059.34m²)

PLANNING

The site lies within the jurisdiction of Sandwell Metropolitan Borough Council.

Outline planning permission has previously been granted (now expired) for residential (C3) and care use (C2) reference DC/15/58580.

We consider that the site may be suitable for alternative uses subject to the necessary consents.

TENURE

The site is freehold and benefits from the right of way leading into Johns Lane.

A telecommunication company holds a lease on the phone mast which is located in the eastern corner of the site. Further details available upon request.

RATEABLE VALUE & BUSINESS RATES

The following entries are to be found on the Valuation List.

S J Partridge The Field House, Johns Lane, Tipton, DY4 7PT - £18,250

Workshop 1 Field House, Johns Lane, Tipton, DY4 7PT - £9,100

Workshop 2 Field House, Johns Lane, Tipton, DY4 7PT - £5,200

SERVICES

We understand that water and electricity are available to the premises.

Interested parties should make their own enquiries with the relevant utility providers.

LEGAL COSTS

Each party will be responsible for their own costs.

GUIDE PRICE

Offers are invited in the region of £700,000. We are advised that the purchase price will not be subject to VAT. The vendors reserve the right to set a date for the submission of bids.

VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5456. Ask for Chris Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk.

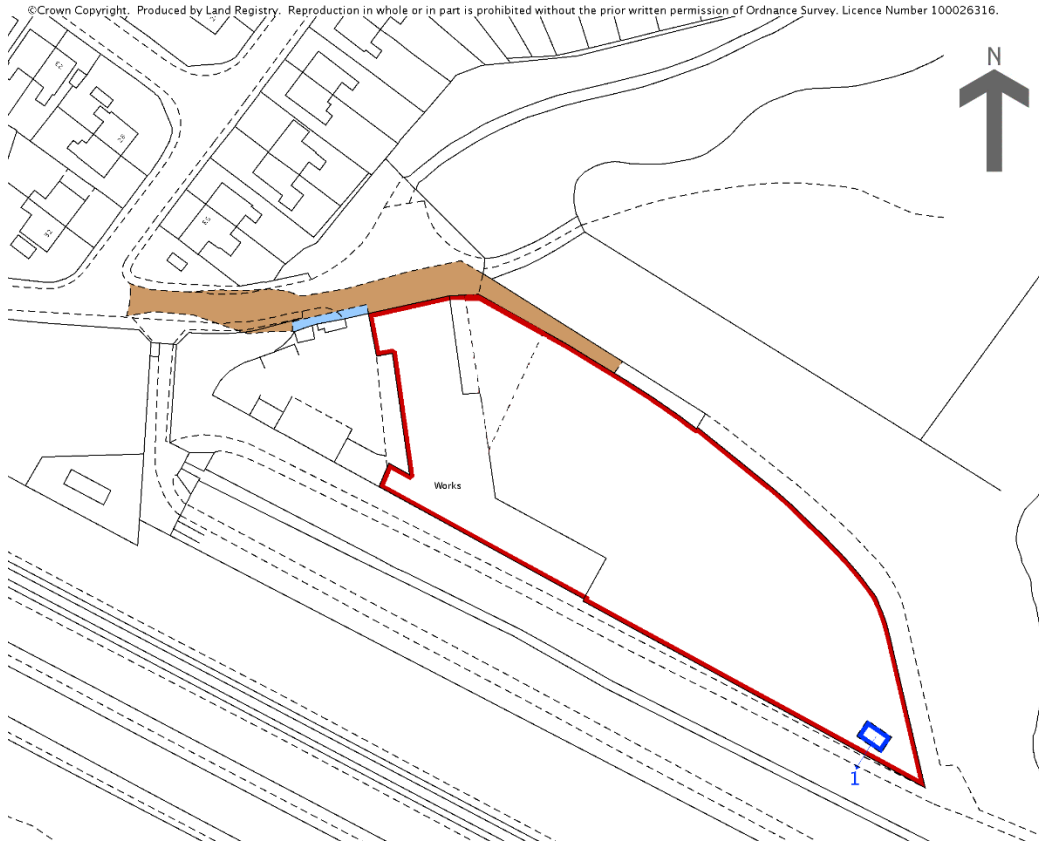
SUBJECT TO CONTRACT



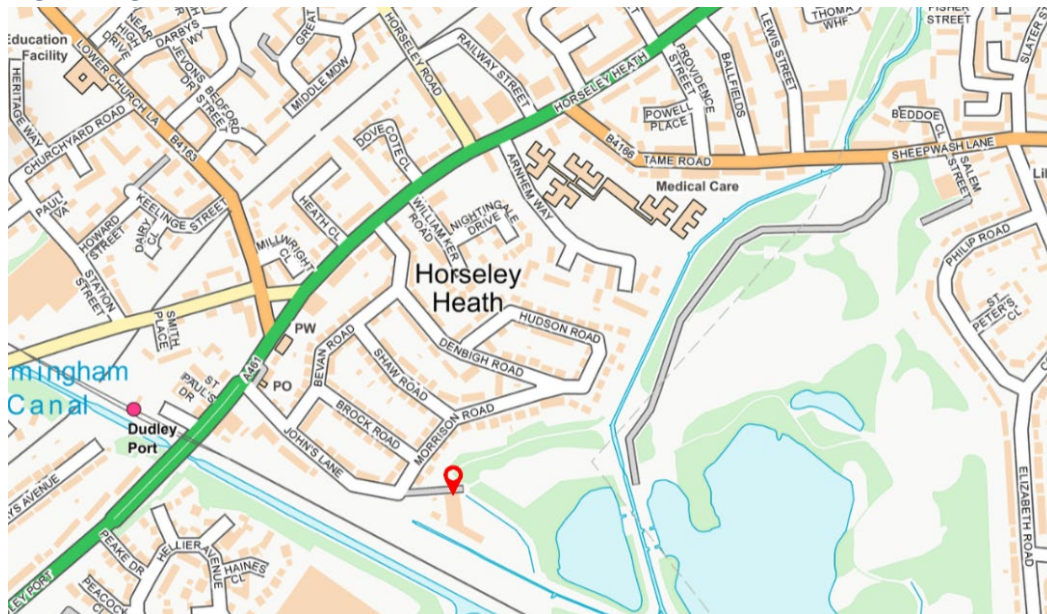


SITE PLAN

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LOCATION PLAN



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