



Red line boundary for identification purposes only\*

# Mixed-use development site (STP)

Enville Street, Stourbridge

For Sale Freehold

Enville Street, Stourbridge, DY8 3TB

SEVERN  
TRENT



- Opportunity to acquire unused vacant land owned by Severn Trent.
- Considered suitable for a mixed use, or a residential development scheme (subject to obtaining the necessary planning consents.)
- Site extends to c.2.45 acres / 1.0 ha in size.
- Offers are invited via private treaty sale.

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## Location

The site is located in Stourbridge, a large town in the Metropolitan district of Dudley, West Midlands. The site is situated off Bridgnorth Road (A458), at the junction with Lowndes Road. The site is located approximately 600m West of Stourbridge Town Centre, and 13 miles West of Birmingham City Centre.

Located a short walk to the North West of the site is a number of local amenities including: Aldi, Boots, the Post Office and a number of independent restaurants and retailers. Stourbridge town centre's shopping pitch boasts a Tesco Metro flagship store plus two shopping centres: The Ryemarket & The Crown Centre.

The local area benefits from five primary schools, five secondary schools and two colleges.

The site benefits from a good transport network including direct access onto the A458. Birmingham is approximately 40 minutes drive time away.

Local transport connections include rail links from Stourbridge Town to Birmingham Moor Street in approximately 39 minutes.

## Description

The site is irregular in shape and extends to approximately 2.45 acres / 1.0 hectares in size.

The site is vacant, unused land and is situated adjacent to Severn Trent's Lowes Road pumping station, but has not utilised by Severn Trent as part of the works. As far as the historical maps show the land has not been previously used for industrial purposes.

The majority of the site is covered by cut & maintained grass. There are rows of bushes along the site's boundaries, and a few mature trees which are located either side of the central driveway. The site benefits from a central tarmac road which provides access to the two residential dwellings which are located to East of the site, but outside the site's boundary. The tarmac road provides a secondary access to Severn Trent's retained land which is located to the North. The topography of the site is flat and is slightly sloping downwards from the outside edges of the site towards the central service road.

The site is bordered to the south by the A458 Bridgnorth Road, to the west by Lowndes Road and to the north by Bradley Road. To the east the site is bordered by residential back gardens of 2 storey semi-detached residential properties fronting Beauty Bank Crescent and an industrial/warehouse building accessed from Bradley Road. To the west of Lowndes Road are residential properties and a vacant site. To the north of the site Severn Trent have retained land for operational purposes, beyond is Bradley Road, and a health centre / pharmacy and its associated car park.

## Tenure

The vendor is selling the site freehold (part) with vacant possession.

## Planning

The site is currently unallocated, and is considered to be suitable for either a residential, and, or a mixed use scheme.

Development potential is favourable with the local planning authority and GL Hearn encourages bidders to make their own enquiries. For further information on planning please visit: <http://www.dudley.gov.uk/resident/planning/#>

## VAT

The vendor has not elected the property for VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Data Room

Please visit our dedicated sales website to access a copy of the bids pro forma and for further technical and legal information: <http://www.stwproperty.co.uk/property/envill-e-street-stourbridge/83>

## Terms

Our client is seeking to dispose of the subject site as shown in red on the indicative site plan (located on the front page).

The Vendor is seeking offers on an unconditional and conditional basis.

Our preferred method of sale is via private treaty and parties are encouraged to submit offers by returning the attached offer proforma and returning to the contacts below:

For further information please contact

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#### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
  2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
  3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
  4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.
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