



Vacant Land North of Darkhouse Lane Coseley, West Midlands, WV14

- Freehold development site of 12.5 ac (Net Developable Area of 9.0 ac)
- Outline planning permission for circa 108 residential units
- Potential to increase scheme for 160-170 units, subject to planning consent
- Information pack available upon request from agent

Darkhouse Lane

Coseley, West Midlands

LOCATION

Coseley is located approximately 3 miles north of Dudley city centre, on the border with Wolverhampton. The area is served by Coseley railway station, situated on the West Coast Main Line between Wolverhampton and Tipton stations, providing a direct rail link to Wolverhampton and Birmingham. There are also regular bus services to Sedgley, Dudley, Wolverhampton, Tipton and Bilston. Coseley has five primary schools and one secondary school.

The subject land is located just to the north of Darkhouse Lane, south of the Birmingham Canal, east of the Wolverhampton to Birmingham railway line, and to the west of Rosewood School. The immediate surrounding area comprises a mixture of residential, industrial, educational and religious uses. To the south, on the opposite side of Darkhouse Lane, is Cannon Business Park.

DESCRIPTION

The site extends to approximately 12.5 acres overall (having a net developable area of circa 9 acres) and has outline planning permission for residential development, including a 25% affordable housing provision.

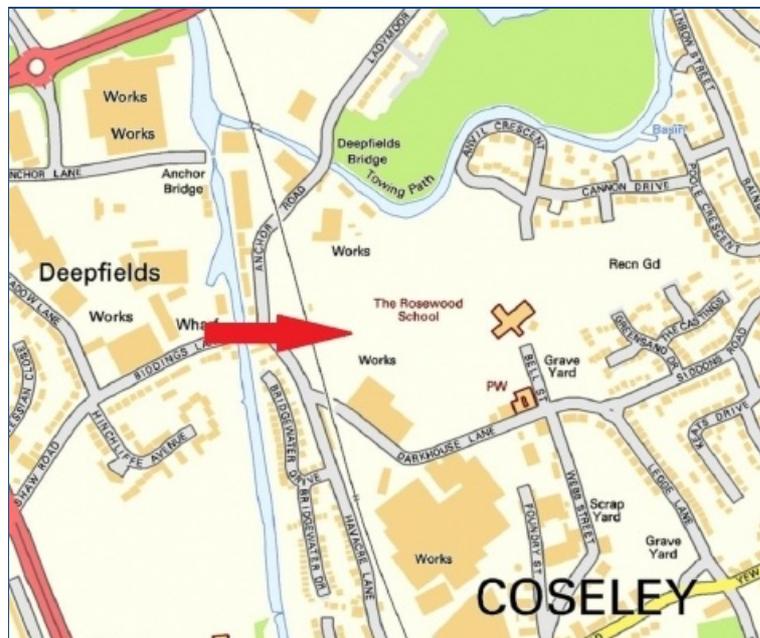
The land currently comprises a mixture of brownfield and greenfield land. The southern portion of the site is predominantly brownfield, being occupied by derelict and dilapidated industrial buildings with areas of hardstanding. The northern portion of the site is rough scrubby pasture, which slopes down to the boundary with the canal.

The planning consent provides for the erection of 108 units as per the proposed indicative layout. However, the current scheme is not a comprehensive use of the site, which probably has a greater capacity for circa 160-170 units, subject to planning consent.

PLANNING

The land was granted outline planning permission (all matters reserved) for residential development by Dudley Metropolitan Borough Council on 3 June 2014, subject to the agreement of a Section 106. **Planning Permission Ref: P13/0515**

The scheme allows for the construction of 108 residential units, including the demolition of the existing derelict industrial buildings and the provision of public open space and ancillary works to provide a buffer to the adjacent industrial uses. The development is to be carried out in two phases.



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SECTION 106 CONTRIBUTIONS

The Section 106 agreement provides for a 25% affordable housing provision, together with contributions towards Education, and Open Space Sport & Recreation.

INFORMATION PACK

An Information Pack is available upon request from the agent to include copies of the Planning Permission, Section 106, to scale Site Plan, to scale Phasing Plan and Indicative Layout Plan.

TENURE

Freehold: The land is offered for sale freehold with vacant possession.

OFFERS AND TENDER CONDITIONS

Interested parties are requested to submit their expression of interest. Offers will be considered for the site as a whole. Interested parties should contact the agent to discuss phasing and financial structure.

SERVICES

We understand that all mains services are available to the site. It should be noted that we have not tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Dudley Metropolitan Borough Council, Council House, Priory Road, Dudley, West Midlands, DY1 1HF - Tel: 0300 555 5345.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL & SURVEYORS COSTS

Each party to be responsible for their own legal and surveyors costs in connection with this matter.

VIEWING

The site is readily visible from Darkhouse Lane. Any on site viewings are strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

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Email: andrew@andrew-dixon.co.uk Ref: JAGD/1758



Printcode: 2015108

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