



FISHER
GERMAN

FOR SALE



130 Colley Gate

Cradley, B63 2BX

Planning Consent - 3 Terraced Houses, 2 Flats & 2 Detached Houses | 4,667 Sq Ft (433.6 Sq M)



Location

The property is situated with a prominent frontage to the A458 Colley Gate Road in Cradley. The subject property is approximately 4 miles away from Junction 3 of the M5 motorway.



Description

The property is a three storey building (formerly a public house) of traditional brick construction under a pitched tiled roof. The ground floor currently comprises two main rooms, with ancillary WC accommodation, has most recently been used as a children's play centre. There is scope to convert this to residential accommodation subject to any necessary planning consent. There is living accommodation on the first floor, which has planning permission for two separate flats. There is a basement/cellar area. The building is Grade II Listed. Floor plans are available on request.

There is a barn next to the main building which has planning consent for 3 terraced houses.

Within the main grounds, there is planning permission for two detached houses, with possibly scope for more development, subject to planning permission.

The site extends to an approximate area of 0.48 acres.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq M	Sq Ft
Main Building	356.51	3,837
Barn	77.09	830
Total	433.6	4,667



Amenities



Freehold



Basement Storage



Development Opportunity





Further information

Guide Price

For a quick sale, £675,000 exclusive of VAT. Subject to contract.

EPC

C 52.

Tenure

Freehold.

Vacant possession of the whole on completion.

Business Rates

Rateable Value £11,000.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The following planning consent is in place.

P22/1286 conversion of the outbuildings to 3 no. flats with replacement windows and doors and erection of 2 no. new dwellings.

Dudley Metropolitan Borough Council
www.dudley.gov.uk

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Legal Costs

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

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

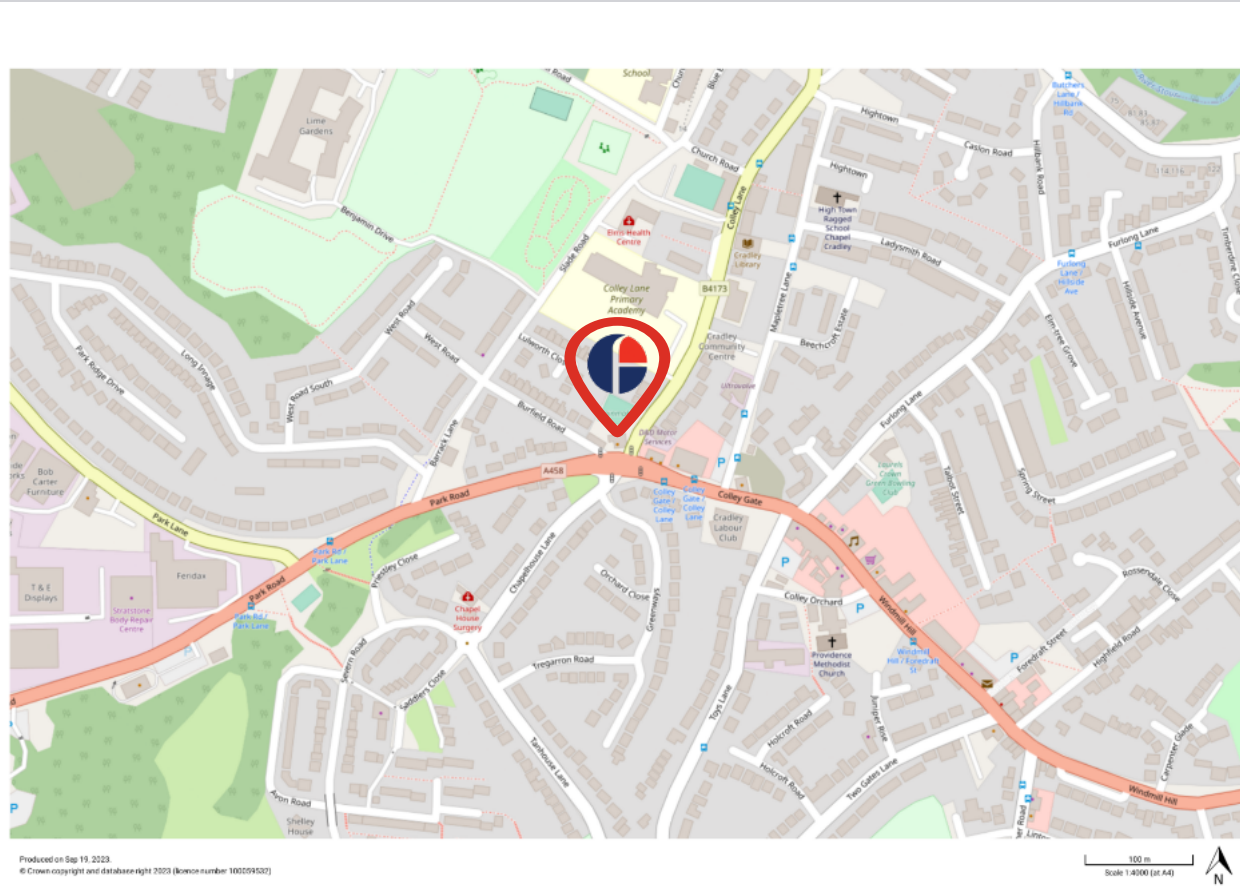
Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with the agent.



130 Colley Gate, Cradley



Approximate Travel Distances

Locations

- Halesowen - 2.2 miles
- Birmingham - 10.2 miles
- Junction 3 of M5 - 4 miles

Nearest Station

- Cradley Heath - 0.9 miles

Nearest Airport

- Birmingham International - 29.6 miles

Viewings

Arjun Delay

- 0121 561 7884
- 07966 469 240
- arjun.delay@fishergerman.co.uk

Charles Warrack

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Particulars dated September 2023. Photographs dated September 2023.