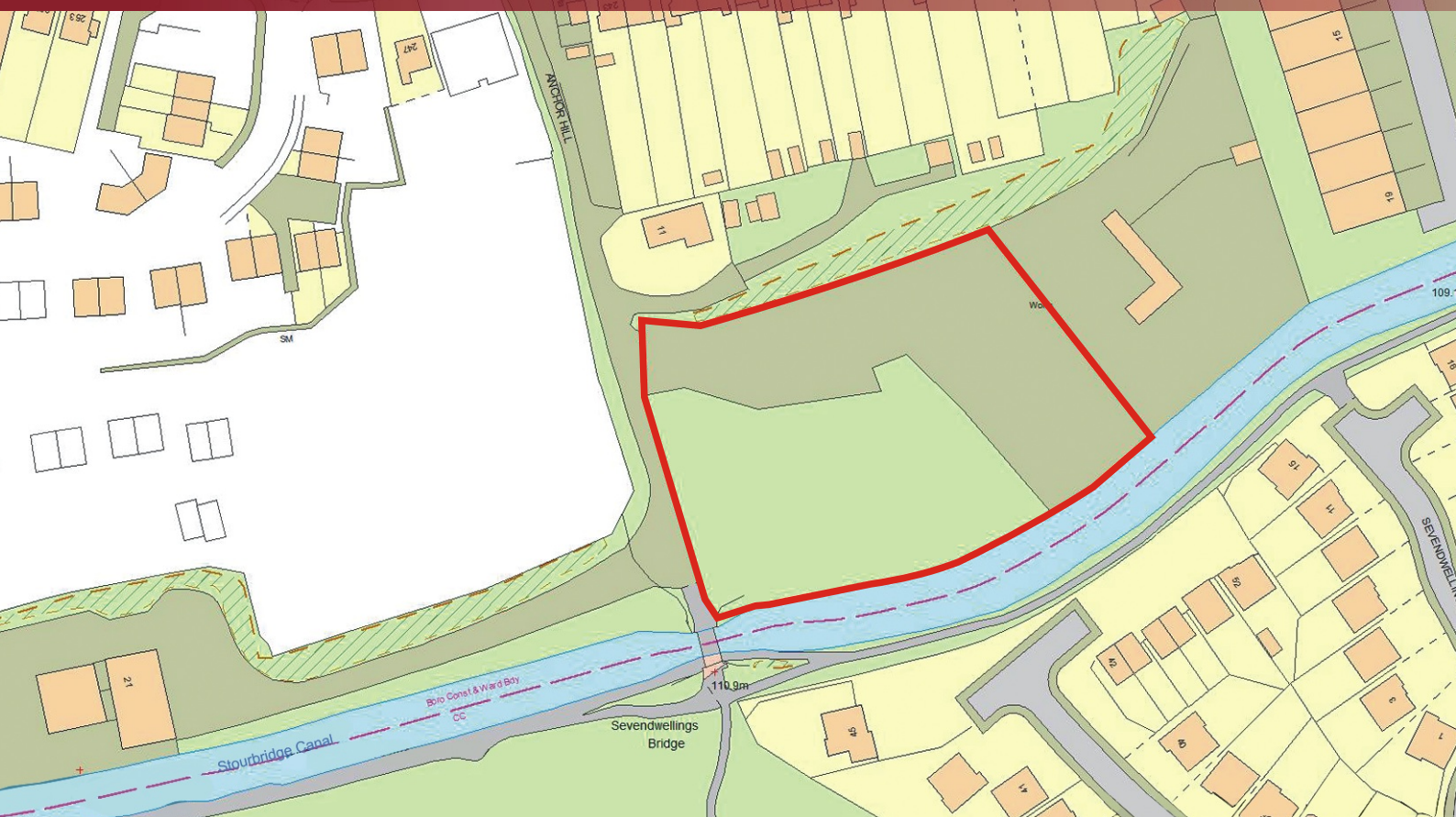


# Land off Anchor Hill Brierley Hill, Dudley, DY5 2RS



## Development Opportunity

- Approximately 0.55 Hectares (1.38 Acres)
- Existing employment use with a proposed allocation for residential development
- Located within a well established residential area
- Approximately 3 miles south of Dudley Town Centre

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01543 266660

## Overview

Hawksmoor are instructed by the landowner to offer for sale the land edged red on the plan overleaf. The site is currently in employment use and has a proposed residential allocation within the Dudley Metropolitan Borough Council Development Strategy Preferred Options.

## Location

Anchor Hill is an adopted road located just off Delph Road (B4172) in Brierley Hill. Brierley Hill is a small town within Dudley Metropolitan Borough, situated approximately 3 miles south of Dudley Town Centre and 3 miles north of Stourbridge Town Centre. Dudley is approximately 6 miles south east of Wolverhampton and 10 miles north west of Birmingham. Brierley Hill offers a host of amenities including the renowned Merry Hill shopping centre, home to over 250 shops, retail park, cinema and restaurants.

## Description

The site extends to 0.55 hectares (1.38 acres) and is accessed off Anchor Hill. The site is currently used for storage of materials and is partly covered by an area of hardstanding. The site benefits from existing housing to the north, commercial use to the east, the Stourbridge Canal and an established housing estate to the south, and to the west a new development of 92 dwellings currently under construction by Lioncourt Homes (Artisan's Walk).

Sevenwellings bridge adjacent to the south western corner of the site allows pedestrian access across the Canal to public playing fields, large areas of community open space, Sainsbury's supermarket, and Withymoor Surgery and pharmacy.

Schooling in the area is within easy walking distance, provided by a number of primary schools within 1.5 miles of the site and the Thorns Community College approximately 1.0 mile from the site. There are frequent bus services from Brierley Hill to Dudley and Stourbridge, with the nearest bus stop only 0.2 miles from the site.

## Planning

The site represents part of a proposed housing allocation (Ref: H11B.15) within the Dudley Borough Development Strategy Preferred Options. The proposed allocation falls within Regeneration Corridor 11b Brierley Hill to Stourbridge Town Centre. At the time of writing the Local Development Scheme 2015 – 2018 (September 2015) predicted adoption of the Dudley Borough Development Strategy in October 2016. Prospective purchasers are to satisfy themselves on the latest planning position.

## Services

It is understood that storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area as detailed in the information package. None of the existing services have been inspected or tested and prospective purchasers should investigate these matters to their own satisfaction.

## Local Planning Authority

Dudley Metropolitan Borough Council, The Council House, Priory Road, Dudley, West Midlands, DY1 1HF.  
Telephone 0300 555 2345.

## Highway Authority

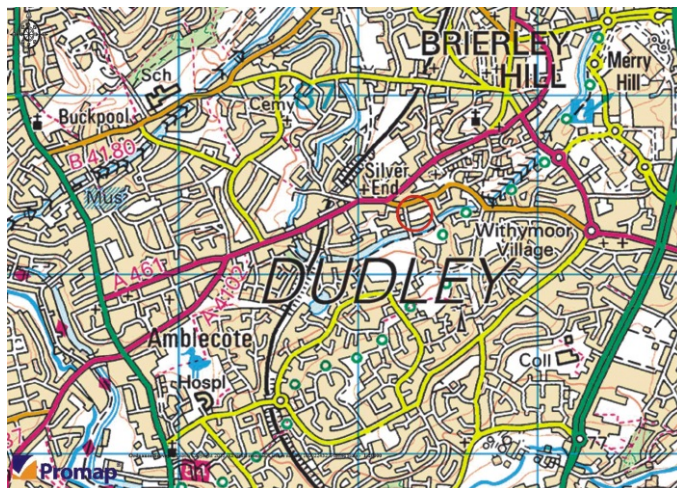
Economic Regeneration and Transportation Division,  
Dudley Metropolitan Borough Council, 4 Ednam Road, Dudley,  
West Midlands, DY1 1HL.  
Telephone 01384 818181.

## Information Package

An information package is available on a dedicated website. Login details will be provided following receipt of an initial expression of interest.

## Method of Sale

The site is offered for sale by informal tender. Subject to contract offers with future clawback are invited to be submitted for the freehold interests of the property. Vacant possession is to be provided upon legal completion.



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## Viewing Arrangements

Viewing is strictly by prior appointment through the sole selling agent, Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

## Contact Information

If you would like to discuss this site in more detail, please do not hesitate to contact Brian Egerton or Lisa Cooke at Hawksmoor, Suites 1 & 2 City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ.

Telephone: 01543 266660

Email: [begerton@hawksmoorps.co.uk](mailto:begerton@hawksmoorps.co.uk)

Email: [lcooke@hawksmoorps.co.uk](mailto:lcooke@hawksmoorps.co.uk)

Website: [www.hawksmoorps.co.uk](http://www.hawksmoorps.co.uk)

## Important Note

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