



hexagon™
commercial property



- SITE AREA - 0.11 ACRES
- RARE FREEHOLD OPPORTUNITY
- POTENTIAL RESIDENTIAL DEVELOPMENT (STPP)

LAND

0.11 Acres

POA

Land to the Rear of 20-26 Upper Duke Street, DY3 2DJ

TO LET



hexagon™
commercial property



AREA EDGED RED 470 SQ.M. APPROX

Description

The site is accessed via a private driveway of Duke Street in Upper Gornal, closely surrounded by a dense residential area. The site provides an opportunity for a residential development subject to planning permission.

The vendor informs us that following recent officer consultation for the disposal of the land, The Directorate of the Urban Environment, have advised that, from a Planning Policy point of view, in principle a residential development of the site would be acceptable. Whilst we consider the site could be suitable for a single dwelling, prospective buyers would need to conduct their own planning enquiries of the Local Planning Authority. Our client will therefore consider conditional offers for the land.

Location

The parcel of land is located in the village of Upper Gornal in a densely populated residential area within close proximity to local amenities and schools. The property is also close to the A459 which connects the property to Dudley, Wolverhampton and Kingswinford.

Accommodation

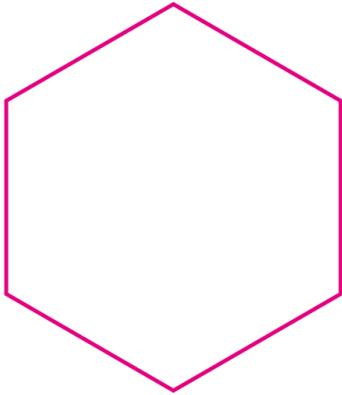
Site - 0.11 Acres

Rates

TBC

Terms

We are instructed to invite offers for the freehold of the parcel of this land.



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

tw @HexagonCP

ig @HexagonCommercial

...and stay up-to-date with all
the latest properties
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in April 2019.

Hexagon Commercial Property is a trading name of Lex Allan Limited

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



hexagonTM
commercial property