

**FOR SALE**

**DEVELOPMENT LAND**

**WEIGHTS LANE/BIRMINGHAM ROAD  
BORDESLEY  
REDDITCH  
B97 6RG**



- \* **APPROX 3.5 ACRES**
- \* **AREA ZONED FOR EMPLOYMENT USES**
- \* **PROMINENT SITE ADJ A441**
- \* **CONVENIENT LOCATION 5 MINS JUNCTION 3 OF M42**

**OFFERS IN THE REGION £1.5M**

## **DESCRIPTION**

We are pleased to offer this unique development site in a prominent location, adjacent to Birmingham Road, A441, one of the main arterial routes into the Town from the M42 being two miles to the north. The site is located just north of Redditch Town Centre.

The site is roughly level and is positioned in a mixed use area being bordered by residential and leisure uses.

The site extends to a total of approximately 3.5 acres (1.41 ha), as shown on the attached plan, and is a virgin, roughly level plot ready for development.

## **PLANNING**

Historically, the site was consented under ref 2012/120/OUT for 5,000 sqm (gross) Class B1 office floorspace.

The Site is in an area allocated for employment to meet the Strategic Employment Requirement for the period 2011-30 under Policy 23. Policy 23 as a strategic planning policy allows for B1 B2 and B8 uses.

Purchasers are to make their own enquiries of Redditch Borough Council Planning Department.

## **TENURE**

Freehold.

Our Client requires an overage clause of 50% of any uplift in value over existing use value for B1, B2 and B8 commercial uses in the event the purchaser obtains any change in planning status of the site via permitted development/consent howsoever granted.

## **FEES**

Each party will be responsible for their own legal costs.

## **PRICE**

Offers in the region of £1.5m

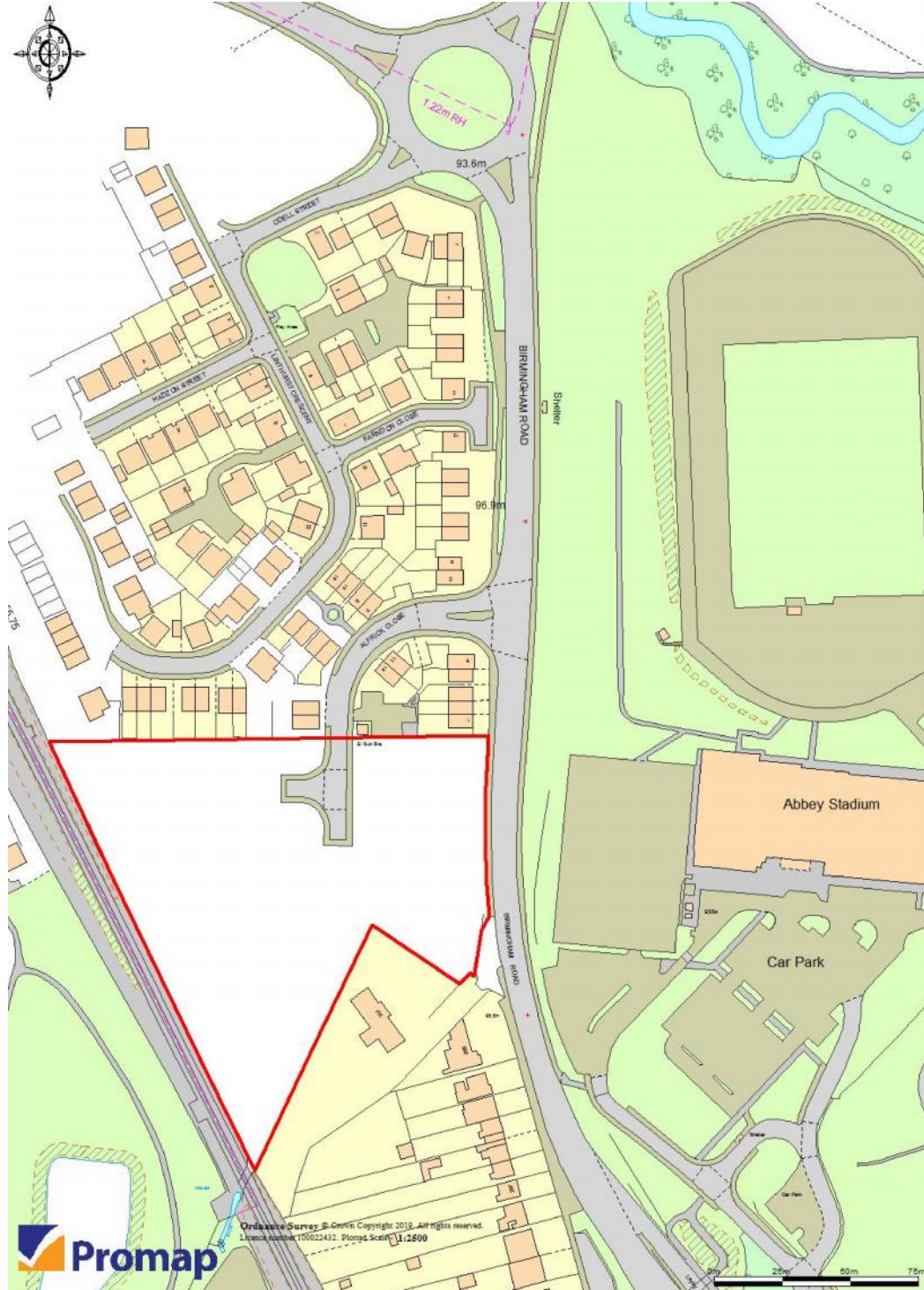
## **VAT**

We understand that VAT will be payable.

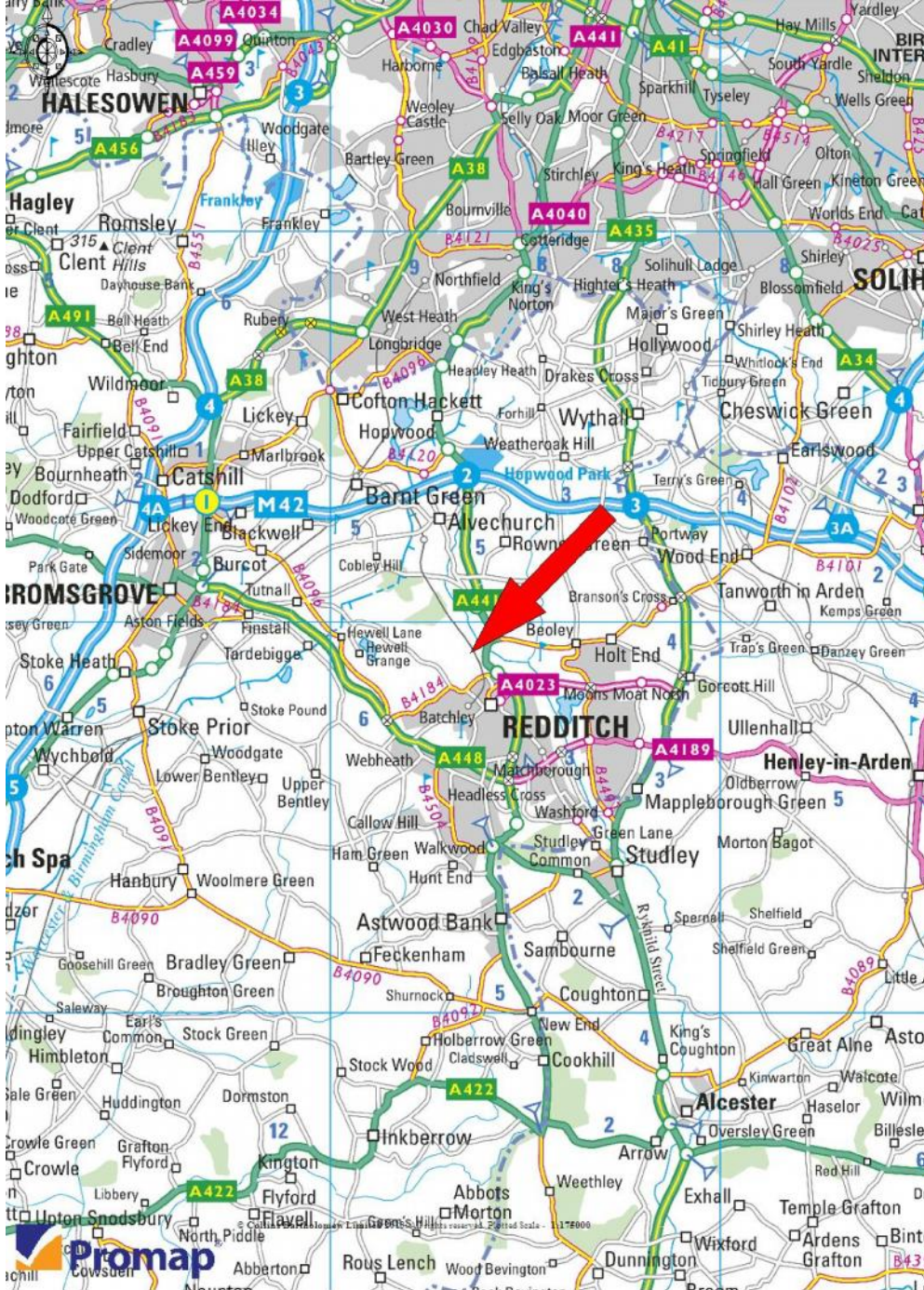
## **VIEWING**

Strictly by appointment with our Reception on 01527 584242.

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