Directorate of Law and Governance
Property Management & Valuations Team, 3 St. James's Road, Dudley, West Midlands, DY1 1HZ
Tel: (01384) 814071 / 2 Fax: (01384) 814507
www.dudley.gov.uk

Dudley
Metropolitan Borough Council

Subject to Contract

FOR SALE

Former Scout Hut
with potential for Residential Development
(Subject to Planning Permission)
at Douglass Road / Dando Road, Dudley

Location/ Description

The site is located in a residential area approximately ½ mile from Dudley town centre.

The former scout hut has a net internal area of 103 sq.m. The site is level in part but slopes steeply to the north-west and north-east. It has an area of approximately 935 sq. metres.

Tenure

The site is being sold freehold with a vacant possession.

Planning

The site does not currently have planning permission for residential development but the local planning authority has confirmed that the site is suitable, in principle, for this use (Use Class C3 residential). The selected purchaser is encouraged to enter into formal pre-application discussions with the local planning authority prior to submitting a planning application.

An ecological survey (bat survey) will be required to accompany any future planning application coming forward for this site. Registration of any planning application will only take place if an ecological survey accompanies the application.

There will be a need for replacement tree planting as the site contains mature/semi-mature deciduous trees and the council's tree protection officer would need to be consulted in relation to any development proposals for this site.

Any pre-application enquiries should be made to Chris Cheetham, Development Control North on 01384-814157.
The Council is prepared to accept conditional offers on the basis that they are subject to planning consent.

Ground Conditions

The ground comprises mined thick coal at less than 50m depth. Purchasers should satisfy themselves through their own inspection/investigation as to the suitability of the land for their own development.

A full site investigation report will be required by the Building Control section of Dudley MBC before any redevelopment of the site will be permitted. The report will need to address, in particular, coal mining, contamination and gas.

A coal mining report can be inspected at 3 St James's Road, Dudley.

MISREPRESENTATION ACT 1967 Dudley Metropolitan Borough Council gives notice that these particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor any part of, an offer or contact. All statements contained within these particulars are made without responsibility on behalf of the Council. Any intending purchasers or lessees should not rely on them as being statements or representations of fact, but must satisfy themselves, by inspection or otherwise, as to the correctness of them. The Council does not make or give, nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to the property referred to in these particulars.

Services All services are believed to be available on the site but prospective purchasers will need to check with the utility companies to satisfy themselves as to capacity for future development.

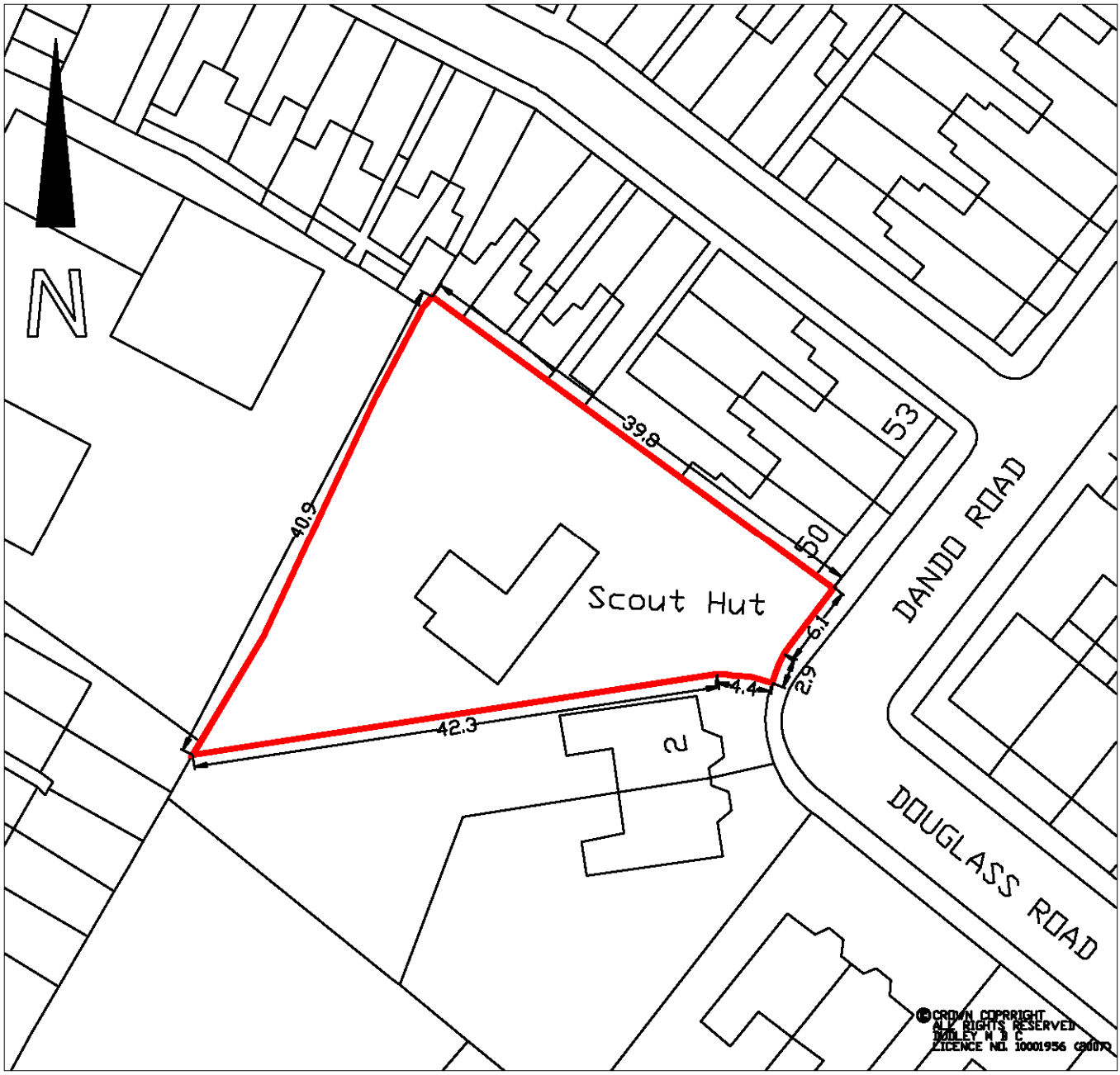
Price Offers in the region of £110,000 are invited for the freehold interest exclusive of VAT.

Costs The purchaser will be required to reimburse the Council's legal and surveyor's costs in the sum of £1700.

Closing Date Offers to be made in writing to:

Mrs. T. Webb,
Property Surveyor
Directorate of Law and Governance
Property Management & Valuations Team
3 St. James's Road
Dudley
West Midlands
DY1 1HZ

Telephone: 01384 815343.
Email: tracey.webb@dudley.gov.uk



AREA EDGED RED 935 SQ.M, APPROX.

Council House
Mary Stevens Park
Stourbridge
West Midlands
DY8 2AA.

Mr. J. Anderson
Head of Engineering

Dudley Metropolitan Borough Council

DIRECTORATE OF THE URBAN ENVIRONMENT

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