

# Lot 28

Vacant

## Land at Wolverhampton Road (A4123), Birchley Island, Oldbury, West Midlands B69 2AG

Prominent Freehold Roadside Development Opportunity



### Key Details

- Prominent Location off Birchley Island Roundabout
- Adjacent to the M5 (Junction 2)
- Fronts Wolverhampton Road (A4123)
- Comprises 0.56 acre

### On the Instructions of a Major Property Company

#### Location

Miles: 3 miles southwest of West Bromwich  
3.5 miles south east of Dudley  
3 miles northeast of Halesowen  
6 miles west of Birmingham  
8 miles southeast of Wolverhampton

Roads: M5, A4123, A4034

Rail: Sandwell & Dudley

Air: Birmingham Airport

#### Situation

The property is located in Oldbury, 8 miles south of Wolverhampton and 6 miles west of Birmingham on Wolverhampton Road (A4123). The property is directly opposite the Ibis Styles Hotel close to junction 2 of the M5 motorway and just off Birchley Island Roundabout. Nearby occupiers include Aldi, Asda, Dunelm, Halfords, Holiday Inn, Ibis Styles Hotel and McDonald's.

#### Description

The property comprises 0.56 acres (0.22 hectare). The site was formerly a petrol filling station and benefits from two entrances fronting Wolverhampton Road.

#### Tenure

Freehold.

#### Planning

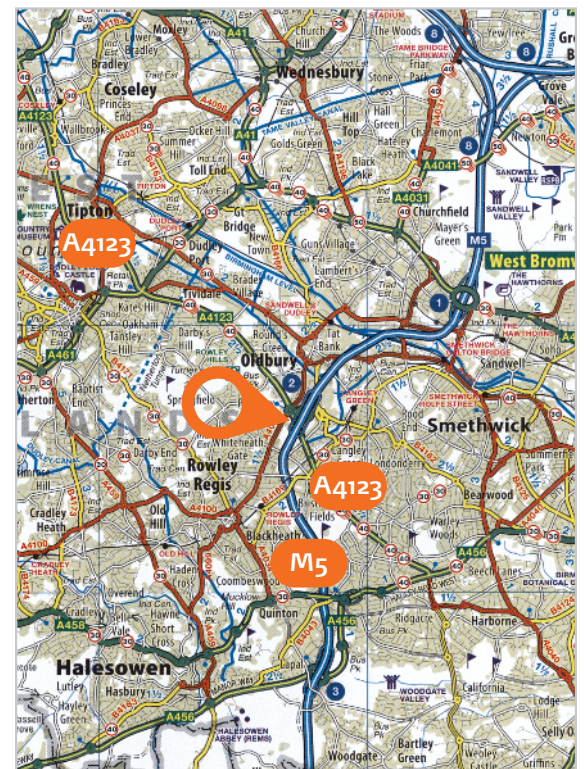
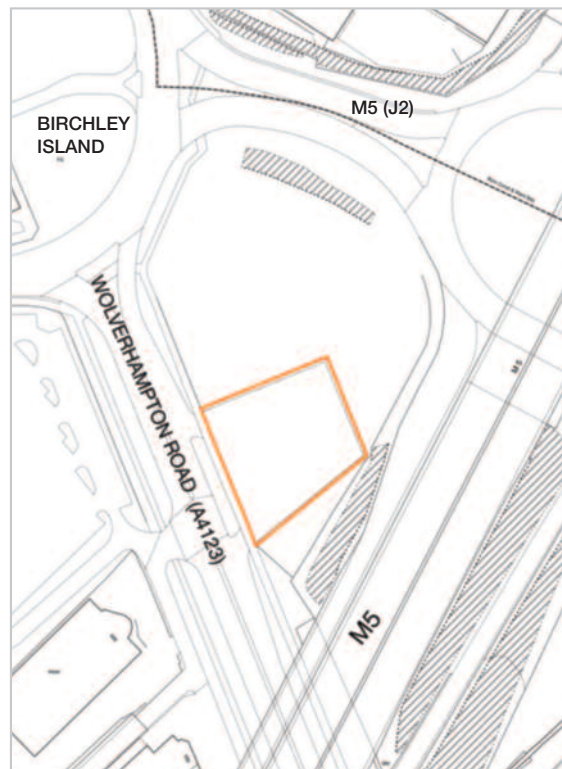
The property provides the only highway access to a larger site which is in separate ownership. Whilst this separate site is not included in the sale it did form part of a joint development proposal. Interested parties may wish to engage with Sandwell Borough Council to revive this agreement, see legal pack.

#### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Floor Areas (Approx)	Possession
Ground	0.56 acre (0.22 hectare)	Vacant



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