



hexagon™
commercial property



- FULL PLANNING CONSENT GRANTED FOR 5 APARTMENTS
- PLANNING APPLICATION REFERENCE P23/0119 - ALL CONDITIONS DISCHARGED
- TOTAL SITE AREA - 252 SQ M
- REAR ACCESS

RESIDENTIAL DEVELOPMENT OPPORTUNITY

1,675 SqFt (156 SqM)

£175,000

167 High Street, Quarry Bank, DY5 2AB

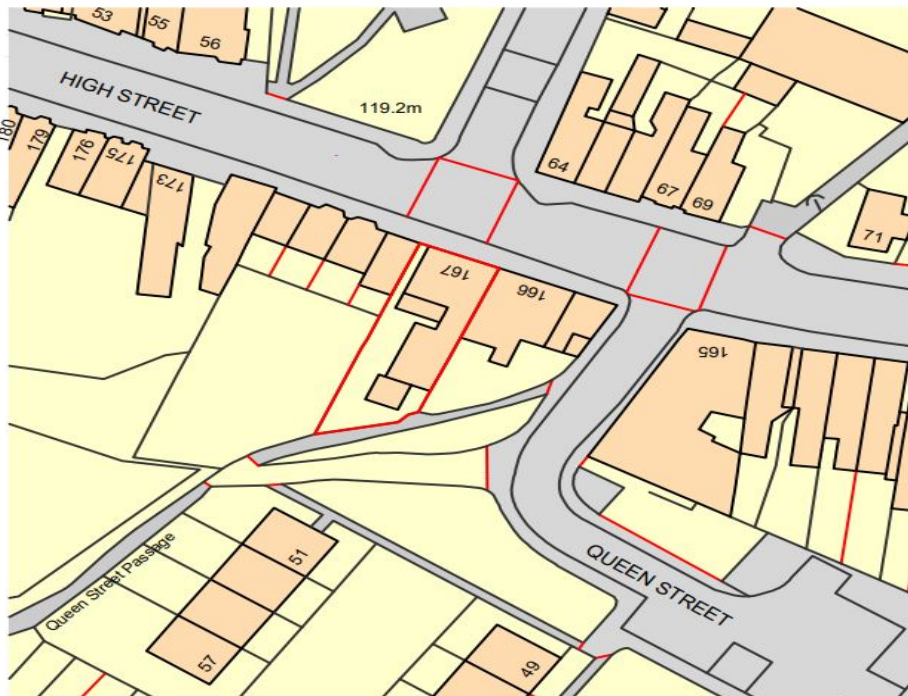
FOR SALE



hexagon™
commercial property







Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432



Description

Hexagon is proud to present this fantastic development opportunity comprising a retail unit with living accommodation at present but with planning consent to convert to x5 1-bed apartments. The property benefits from a fantastic roadside frontage onto Quarry Bank High Street which links Quarry Bank to Merry Hill Shopping Centre and Cradley Heath. Planning consent has been granted to convert the retail building and two-storey rear extension (following demolition of existing rear element). and increase in roof height to facilitate loft conversion with rear dormer to create x5 1-bed apartments. The property can also be accessed to the rear of the building and full building control plans are available with all conditions discharged upon request.

In the property's previous guise as a retail premises, the ground floor consisted of a shop floor with a salon and tanning space at the front of the property and then a store located to the rear of the ground floor, with a flat on the first floor, leading to a lounge/workshop area.

Location

Located prominently on Quarry Bank High Street, these premises are in close proximity to the Merry Hill Shopping Centre (1 mile) and also excellent road links to surrounding towns including Stourbridge (3 miles) and Dudley (4 miles). Cradley Heath train station is also less than a mile away.

Accommodation

Shop - 485 Sq Ft

First Floor Flat - 836 Sq Ft

Rear Workshop - 188 Sq Ft

3 Sheds in the garden area.

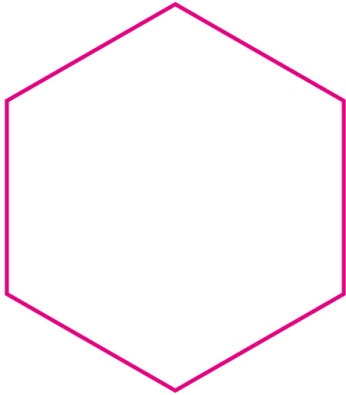
Rates

Shop RV - £3,600

Current Flat - Council Tax Band A

Terms

We are instructed to seek offers in the region of £175,000 for the Freehold interest.



...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