

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**FOR SALE**

VACANT LAND



**LAND AT REAR OF 42 COMMONSIDE, PENSNETT,  
DUDLEY, DY5 4LD**

**2,114 SQ FT (196.4 SQ M)**

- FREEHOLD TITLE
- RESIDENTIAL LOCATION
- CLOSE TO RUSSELLS HALL HOSPITAL
- VARIETY OF USES (STP)

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Warstone Lane  
Jewellery Quarter  
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## LOCATION

The site is situated on the B4179 Commonside not too far from the junction with High Oak, Bradley Street & Corbyns Hall Road in Dudley. The area is predominantly residential in nature with various retail shops located within close proximity. Located approximately 2 miles east of the site is Dudley Town Centre.

## DESCRIPTION

The site is a rectangular shape which is currently partly fenced and is accessed via a shared driveway and yard area adjacent to number 42.

## ACCOMMODATION

AREA	SQ FT	SQ M
Land	2,114	196.4
<b>TOTAL</b>	<b>2,114</b>	<b>196.4</b>

## PLANNING

Interested parties should contact Dudley Metropolitan Borough Council on 01384 814 136.

## SERVICES

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/PRICE

The freehold interest is available at a quoting price of £35,000, subject to contract.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents,  
Mason Young Property Consultants.

## CONTACT DETAILS

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