GVA

For sale

Former Dudley County Court
Hagley Road
Stourbridge
DY8 1QL

January 2018

Subject to Contract

08449 02 03 04
gva.co.uk/13828

Highlights

- Significant refurbishment or redevelopment opportunity (STP)
- Grade II listed character building
- Potential for a number of alternative uses
- Positioned within close proximity to public transport
- Prominent site fronting Hagley Road, in close proximity to Stourbridge Town Centre

The Site

The former Dudley County Court is set in approximately 0.2 acres on the edge of Stourbridge Town Centre. The prominent site, fronting the Hagley Road, is being offered freehold with vacant possession.

The Opportunity

The buildings and site provide a rare opportunity to acquire a freehold refurbishment or redevelopment opportunity in Stourbridge Town Centre, subject to planning. The building is suitable for a wide variety of alternative uses, subject to gaining the necessary consents.

Location

The former Dudley County Court boasts a highly prominent position fronting the A491 Hagley Road, within Stourbridge Town Centre, just outside the Stourbridge ring road.

The site is located in a mixed use area of the town centre. Hagley Road provides direct access onto the Stourbridge Ring Road, which in turn provides links to Halesowen / Birmingham (A458), Wolverhampton (A491 north), Bromsgrove (A491 south).

The site benefits from excellent public transport links with Stourbridge Interchange, including the bus station and Stourbridge Town train station, less than 500m from the site. Stourbridge Junction Train Station is less than one mile from the site, which provides free parking and regular train services to Birmingham, Worcester and beyond.

Description

The County Court is a Grade II listed building dating from the mid 19th century. The main two storey building (fronting Hagley Road) is of Italian Renaissance style and comprises of sandstone look with parapet roof. There is a three storey wing and other extensions to the rear of the building.

Public access to the building is via the main entrance directly onto the Hagley Road. There is a further side entrance and a rear entrance from the car park.

A small car park is accessed indirectly from the Hagley Road. The plant room is located in the basement and accessed from within the building.

The court building comprises of a mixture of perimeter trunking / floor boxes, air conditioning (in part), suspended ceilings, strip lighting and several toilets. The building has generous floor to ceiling heights in places and is served by a good level of natural light.

We are advised that the second floor was previously used as a flat, with two bedrooms, living area, kitchen and toilet.

Accommodation

The site extends to approximately 0.2 acres. The building provides a gross internal area (GIA) of approximately 7,625 sq ft (708 sq.m) .

The agents have relied on third party measurements and prospective purchasers must satisfy themselves in this regard. Floor plans are available on request and prospective purchasers must satisfy themselves on their accuracy.

Services

We understand that the property benefits from electric, gas, water and mains drainage. Prospective purchasers should clarify this position.

Tenure

The site is held freehold and will be offered with vacant possession.

Prospective purchasers must take their own legal advice in respect of title.

Planning

The building is Grade II listed (a designated heritage asset). As such, the Council considers that it makes a positive contribution to the quality of the historic built environment, which is likely to be the overriding consideration in the determination of proposals for alternative uses.

The building is located in a mixed use area. We understand the site is not defined within the primary shopping area, or the town centre boundary. However, it is approximately 100 metres from the boundary and is therefore an Edge of Centre location.

All interested parties should make their own planning enquiries with the Local Planning Authority.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is payable on the transaction.

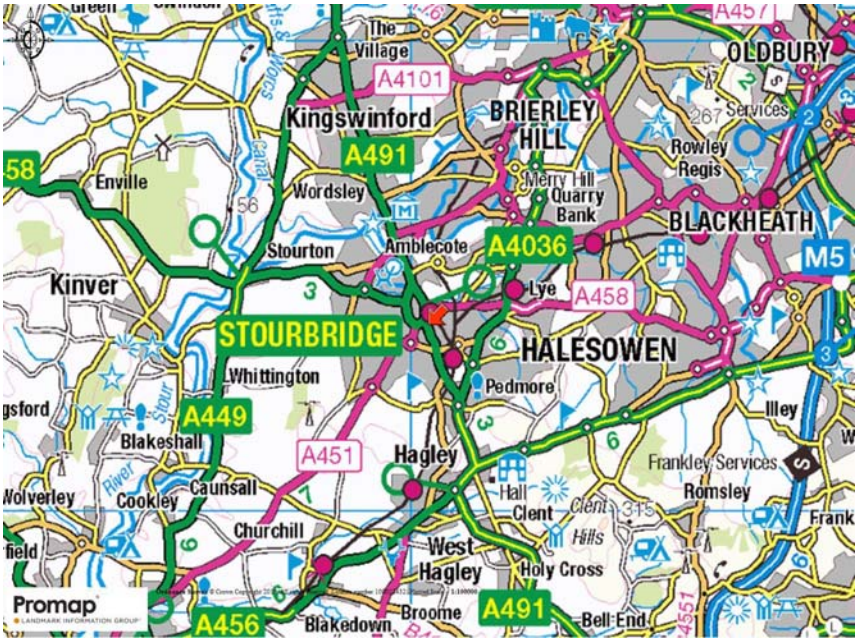
Energy Performance

The building has an Energy Performance Ratings of: E (106)

Method of Sale

Offers are invited for the freehold interest.

For indicative purposes only



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