



# Shenstone Court, Mucklow Hill

Halesowen, West Midlands

Development  
opportunity  
- 27 units



## The Site

**Shenstone Court sits on a plot of 0.84 acres and is well placed for all things local.**

The site itself is fairly level with demolition required. The site is 2.2 miles away from Old Hill train station which has direct trains running to Snow Hill, Birmingham and Marylebone, London.

Junction 3 of the M5 is only 2.4 miles away so this site is perfect for buyers who commute regularly.

Halesowen town centre has a huge choice of shops bars and pubs and is a short walk from site.

Other nearby conveniences include Travel Lodge, Kwik-Fit, B&Q DIY centre, Halesowen College, ASDA and Aldi.

**Planning application:**  
P17/1092

- Development opportunity with full consent for 27 units
- No affordable housing or CIL payment
- Excellent commuter links – Jnc 3 M5 is 2.4 miles away
- Site area is 0.84 acres
- Located within easy reach of Halesowen town centre
- Old Hill Train Station is 2.2 miles away

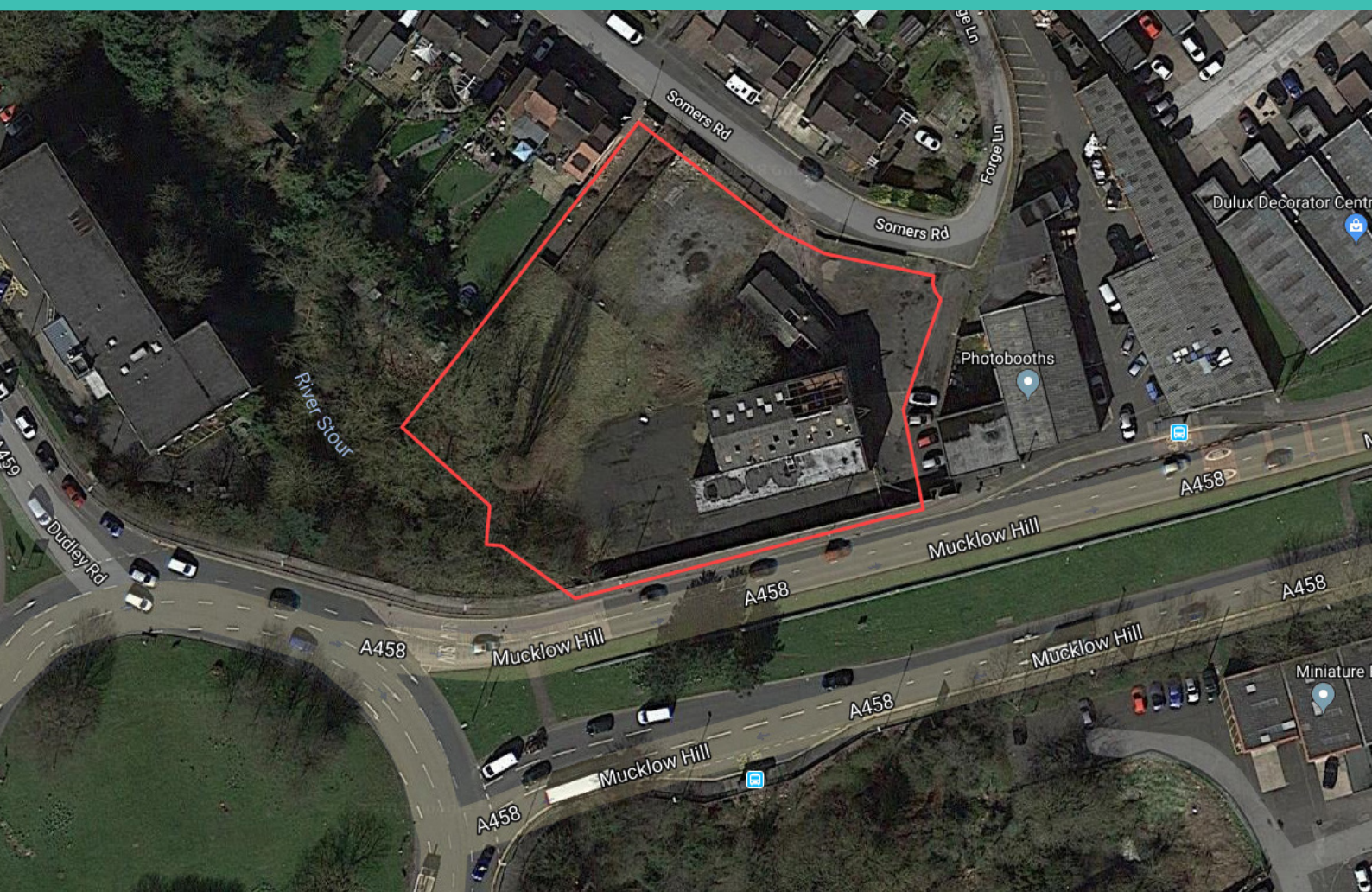
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## The location









# Accommodation schedule

## Planning scheme

Plot No.	Description	Floor	Type	Sq Mtr	Sq Ft	Value	£ PSF
1	Modern Apartments	Ground	A	676	727	111,000	180
2	Modern Apartments	Ground	A	676	727	111,000	180
3	Modern Apartments	Ground	A	676	727	111,000	180
4	Modern Apartments	Ground	B	612	662	101,000	180
5	Modern Apartments	Ground	C	751	808	126,000	180
6	Modern Apartments	Ground	D	1165	1253	156,000	139
7	Modern Apartments	First	A	676	727	114,000	180
8	Modern Apartments	First	A	676	727	113,000	180
9	Modern Apartments	First	A	676	727	113,000	180
10	Modern Apartments	First	B	612	662	103,000	180
11	Modern Apartments	First	A	676	727	113,000	180
12	Modern Apartments	First	E	86.6	921	146,000	180
13	Modern Apartments	First	E	85.6	921	146,000	180
14	Modern Apartments	First	C	751	808	128,000	180
15	Modern Apartments	First	D	1165	1253	162,000	143
16	Modern Apartments	Second	A	676	727	117,000	180
17	Modern Apartments	Second	E	85.6	921	148,000	180
18	Modern Apartments	Second	E	85.6	921	148,000	180
19	Modern Apartments	Second	C	751	808	131,000	180
20	Modern Apartments	Second	D	1165	1253	166,000	147
21	Modern Apartments	Third	F	751	808	136,200	180
22	Modern Apartments	Third	F	751	808	136,300	180
23	Modern Apartments	Third	D	1165	1253	170,300	150
24	End Town House			114	1226	250,300	220
25	Mid Town House			114	1226	246,300	216
26	Mid Town House			114	1226	246,300	216
27	End Town House			114	1226	250,300	220
<b>TOTALS</b>					<b>24780</b>	<b>4,000,000</b>	<b>161</b>

Comments: The prices quoted in this schedule are our opinion of net achievable prices in today's market, taking into account the plans and specification provided or if one has not been provided we have assumed a satisfactory specification for a scheme of this nature & that they will benefit from good quality marketing material and a finished unit. They are given in good faith and for your companies exclusive use and do not represent a formal valuation for a loan or bank security. They should not be disclosed to a third party without prior written consent. We have assumed that all the necessary planning & building regulations will be sought and adhered to.

For further information or to arrange a site visit, please call:

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