

# Land at Twylands

Grange Hill, Halesowen

CONFIDENTIAL SUBJECT TO CONTRACT





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#### Residential Opportunity

- Approx Gross Site area - 19.2 acres (7.76 hectares)
- Situated on the outskirts of Halesowen in open countryside
- Highly sustainable location
- Freehold

**We are instructed to seek offers for the freehold interest in the property.**

#### Location

The site is located on the outskirts of Halesowen.

Halesowen town centre lies to the north of the site, approximately a 13 minute walk or a 3 minute car journey. There are many facilities in Halesowen including several schools, doctors, dentists, supermarkets, post offices, restaurants & public houses. Halesowen also offers further education and major employment opportunities plus a vast array of other facilities.



# Residential development opportunity

## Description

The site is situated to the east of Grange Hill. This opportunity is comprised of a substantial two storey dwelling with gardens and equestrian yard with stables and outbuildings, a manege, strips of woodland, section of former railway line and paddocks laid to grass. The site is located in a suburban edge location which is characterized by substantial detached dwellings set in large plots with attractive green surroundings. The total area of land is approximately 19.2 acres (7.76 hectares).

The northern and furthestmost north-western boundaries abut rear gardens of existing residential properties, with the eastern boundary abutting the Halesowen Athletic & Cycling Club. Grange Hill House Retirement home is situated to the south of the site.

## Planning Policy Context

The site is in Green Belt, and some of it effectively constitutes previously developed land because of the equestrian and domestic uses outside of the built up area boundary of Halesowen. The site does not contain any known heritage assets (statutory or non-statutory), no ecological designations and no landscape designations. The site is entirely within Flood Zone 1 and there is no known issue with surface water flooding within the site. There are no known major utilities crossing the site (such as high pressure gas mains) and the land has not been knowingly subject to mining or other historic ground workings. The site is bounded by a number of trees and hedgerow. Bidders must satisfy themselves of the site constraints and undertake their own searches. It should be noted that the site is steeply sloping in places and that a topographical survey will be advisable.

The site was ruled out of the SHLAA process by the council on the grounds of landscape sensitivity. We disagree with this view: much of the site is well 'contained' by existing housing along Manor Way and Grange Hill, together with the built form within the site.

It is clear that the south eastern edges of the site contributes more positively to the open character of the countryside, but much of it does not positively contribute to the purposes of including land within the Green Belt, nor is it sensitive in landscape terms. Further, as it is also clear that the Black Country authorities are reliant on neighbouring South Staffordshire Council to take some unmet housing need (and releasing their own Green Belt sites). It is therefore our view that Dudley should reconsider their position on this site because it has the potential to supply a substantial housing site to meet Dudley's need.

On behalf of the landowners, RCA have promoted the site to the council for inclusion as a residential site in the emerging Black County Plan and evidence of this can be supplied on request.

## Opportunity

Offers are invited for a land option, promotional agreement and/or a conditional purchase. You may choose to make an offer on the basis of one or all of these alternatives. We have provided a proforma for completion for this purpose, but if you have additional information you wish to submit, please do so. If there are any questions arising during the process, please e-mail [siangriffiths@rcaregeneration.co.uk](mailto:siangriffiths@rcaregeneration.co.uk) and please bear in mind that any response may be circulated to all bidders.

## Tenure

The site is to be offered on a Freehold basis and will be sold with vacant possession.

## Services

No information on utilities or services are available at present. Any prospective purchasers should make their own enquiries in this regard.

## Local Services & Authorities

Dudley Metropolitan Borough Council  
The Council House  
Priory Road  
Dudley  
DY HF  
Tel: 0300 555 2345

## Rights of Way

The Dudley MBC Definitive Map does not show any public rights of way crossing the site.

## Viewing

As the site is occupied, any viewings must be arranged with RCA and at no point are unaccompanied visits permitted. We would also be grateful if the council is not contacted at this stage, nor a pre-application opinion sought from the council.

## VAT

Unless otherwise stated all prices quoted are exclusive of Value Added Tax (VAT). Any prospective purchaser should satisfy themselves independently as to VAT in respect of any transactions.

## Deadline

The deadline for offers will be 5pm on Friday 24 June 2022. Bids by e-mail are acceptable and should be sent to: [siangriffiths@rcaregeneration.co.uk](mailto:siangriffiths@rcaregeneration.co.uk)

RCA REGENERATION LIMITED  
Unit 6 De Salis Court  
Hampton Lovett Industrial Estate  
Droitwich Spa  
Worcestershire  
WR9 0QE

+44 (0) 1905 887686

[rcaregeneration.co.uk](http://rcaregeneration.co.uk)

## Contact

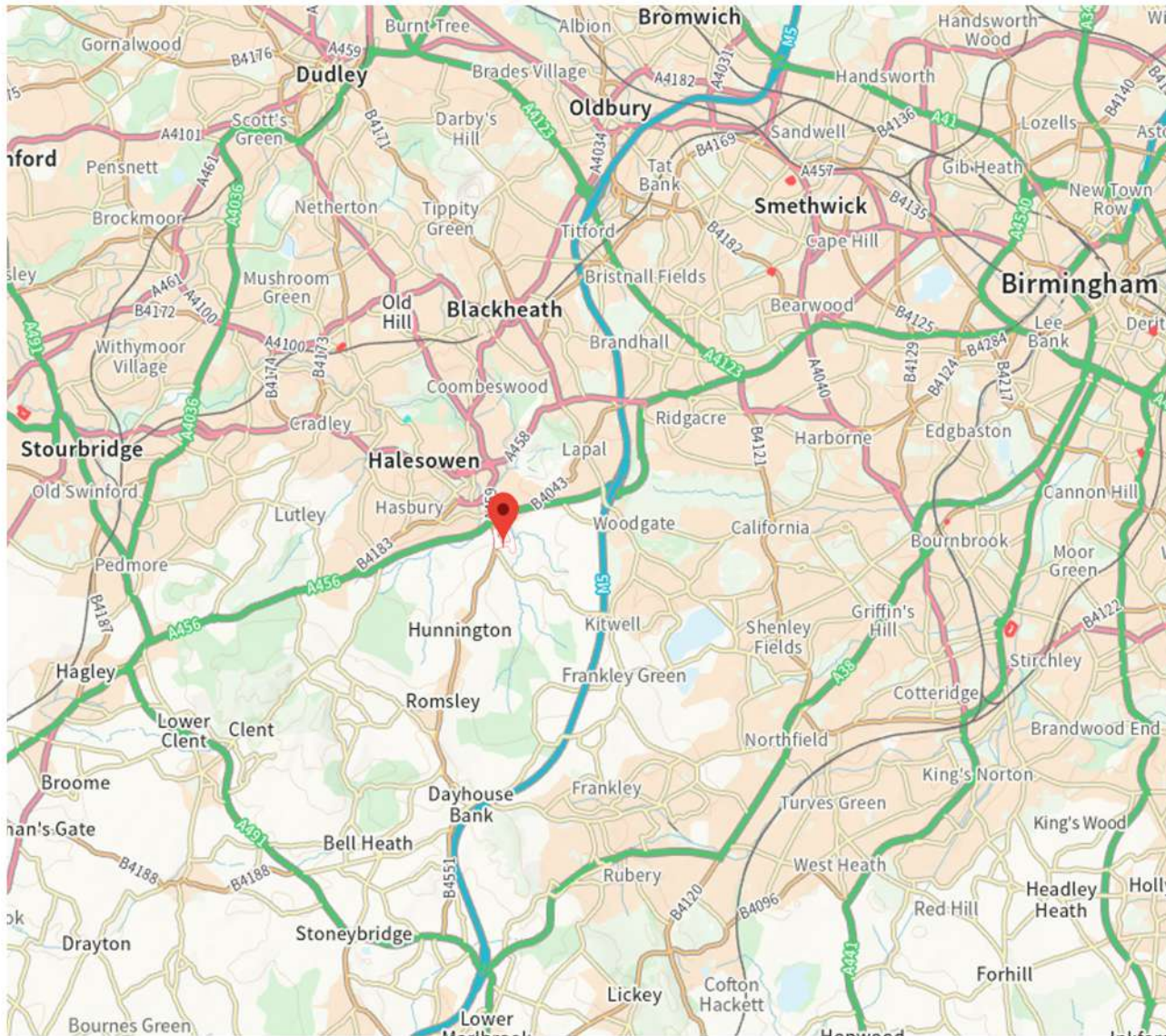
Sian Griffiths  
[Siangriffiths@rcaregeneration.co.uk](mailto:Siangriffiths@rcaregeneration.co.uk)  
01905 887686  
07934 458382





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### Travel Distances



Birmingham 7.7 miles, Wolverhampton 12 miles, Worcester 24 miles, Coventry 37 miles



Birmingham 7 miles  
Birmingham New Street to London Euston = approx. 1 hours 40 mins



Nearest airport = Birmingham International 22 miles

Distance to nearest railway station (Old Hill): 2.4 miles

Distance to Bromsgrove Town Centre: 8.4 miles

Distance to Stourbridge Town Centre: 6.8 miles

**Please note:** RCA Regeneration Ltd and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within RCA Regeneration has any authority to make or give representation or warranty on any property.