

TO LET/ FOR SALE | Roadside Development Site
Land



- Prominent site on the A4036
- Next to Merry Hill Shopping Centre
- Daily traffic flow of 25,000 vehicles
- 1.14 acre plot available

Land at Merry Hill, Brierley Hill, DY5 1TA



020 4 568 1402



info@hindleylawrence.co.uk



www.hindleylawrence.co.uk

TO LET/ FOR SALE

Roadside Development Site

Land

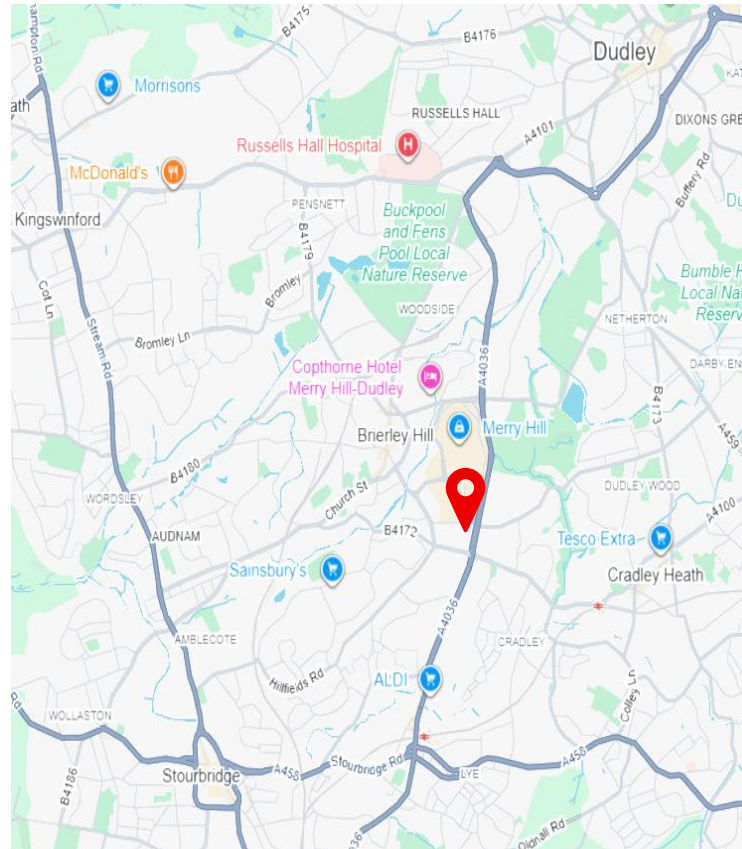


Location

The site is located in Merry Hill, an established retail and commercial area in Brierley Hill in the West Midlands. The area is 12 miles west of Birmingham City Centre and 10 miles south of Wolverhampton. The site is positioned on Merry Hill (A4036), directly opposite Merry Hill Shopping Centre, one of the largest retail centres in the UK at 1,671,000 sq. ft and brings in over 18 million visitors a year, making it an excellent catchment area for retail footfall.

The site is well-connected with the A4036, providing direct access to the wider road network, linking to the A4123 and A456, which both subsequently connect to junctions 2 and 3 of the M5 motorway. The M5 provides access to Birmingham, Worcester and the national motorway network. Cradley Heath railway station is located around 2 miles away, providing regular services to Birmingham, Stourbridge and beyond.

The immediate area comprises a mix of commercial and retail uses, with the Merry Hill shopping centre and retail parks being directly opposite. The site enjoys a prominent roadside position fronting Merry Hill and cornering The Boulevard, one of the main approach roads into the shopping area. The shopping centre is anchored by the likes of M&S, H&M, Next, Primark, and Asda. Local occupiers within the retail parks include national retailers such as Home Bargains, The Range, TK Maxx, McDonalds, Tim Hortons, Costa Coffee, Lidl, Odeon Cinema, B&M.



TO LET/ FOR SALE

Roadside Development Site

Land

Description

The plot of land offers a gross area of 1.14 acres and is a long and rectangular in shape with a generous 145m frontage on to Merry Hill. It benefits from a prominent location in the central retail hub of Merry Hill. The site offers excellent prominence and visibility for potential roadside occupiers with an average daily traffic flow count of 25,000 motor vehicles. Two access points are to be established as shown on the plan, along with the identified right of way.

The site is suitable for a variety of uses, subject to planning. Potential uses include drive-thru and drive-to units, EV charging, advertising hoardings, as well as alternative roadside uses. It must be noted there is a right of way across the site at the entrance off the A4036.



[Click for marketing video](#)



Land at Merry Hill, Brierley Hill, DY5 1TA



020 4 568 1402



info@hindleylawrence.co.uk



www.hindleylawrence.co.uk

TO LET/ FOR SALE

Roadside Development Site Land



Planning

Interested parties should verify the suitability of their proposed uses with the DMBC planning department via their online portal.

Site Area

c. 1.14 acres available.

Terms

Offers are invited on a leasehold basis and will be considered on their individual merits.

Rates

Business rates will be assessed upon practical completion of the development.

Data Room

Click here to access the data room – [Merry Hill Data Room](#)

On behalf of:



Viewing Arrangements

Viewing arrangements are strictly via Hindley Lawrence, please contact:

Opportunity

Design and build opportunities are available.

VAT

Value Added tax, which is to be charged on transactions at the prevailing rate.



Tony Hindley

07793 500352

tony@hindleylawrence.co.uk

Land at Merry Hill, Brierley Hill, DY5 1TA



020 4 568 1402



info@hindleylawrence.co.uk



www.hindleylawrence.co.uk