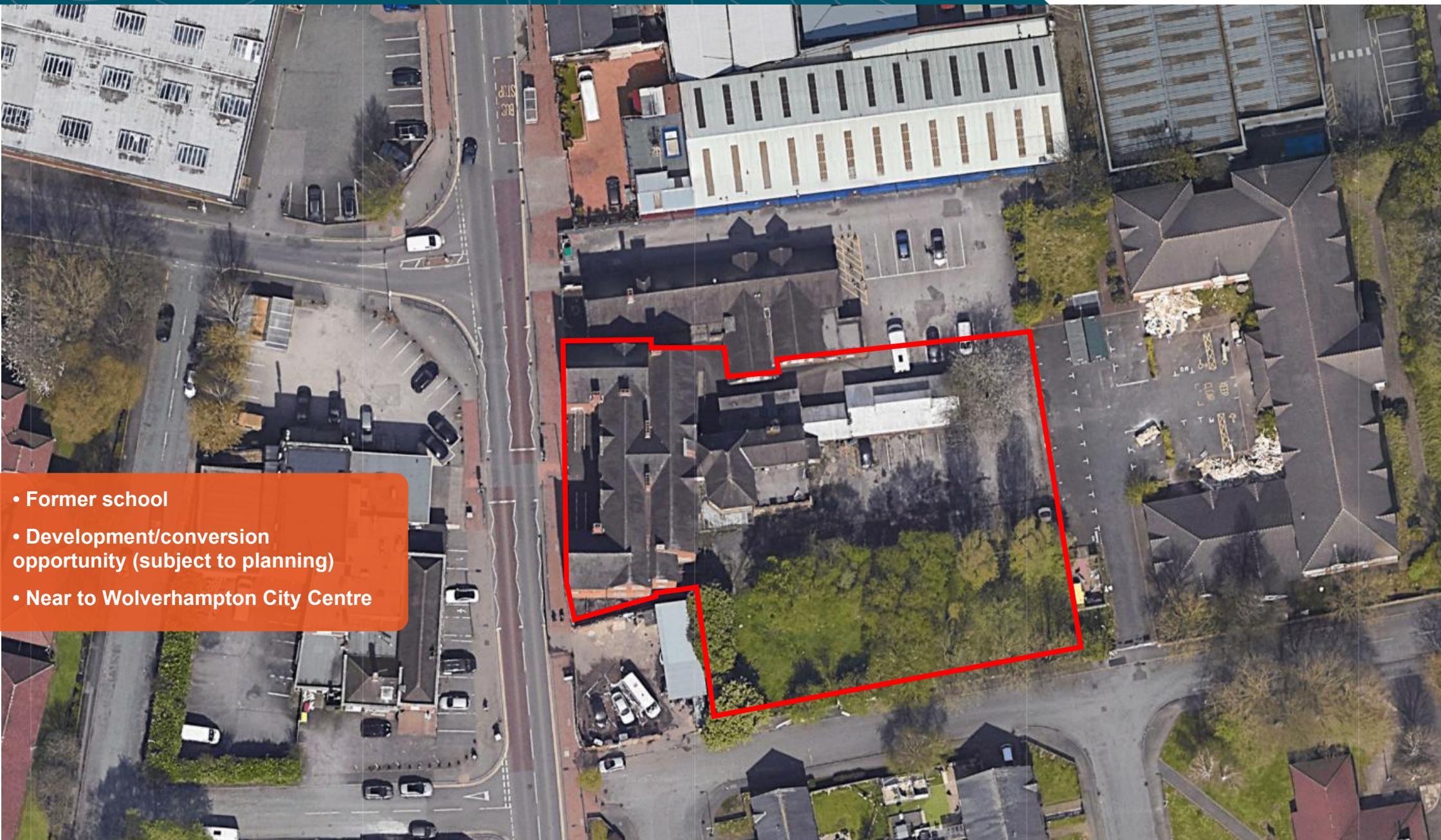


FOR SALE **Development Opportunity**

Former Dudley Road School, 73 Dudley Road, Wolverhampton, WV2 3BY



- Former school
- Development/conversion opportunity (subject to planning)
- Near to Wolverhampton City Centre

FOR SALE Development Opportunity

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Location

The Property is less than a kilometre south of the city centre and fronts Dudley Road. The location is a mixed-use area, with industrial properties to the northwest on the far side of Dudley Road, healthcare to the east, with residential and retail space also within the immediate vicinity.

There is a bus stop some 20m from the entrance to the Property on Dudley Road which provides routes north to the city centre ringroad, and south to Dudley.

The city centre A4150 ring road provides access to Birmingham via the Birmingham New Road and Willenhall Road. Stafford is to the north via the Stafford Road, and Shropshire to the west via the Tettenhall and Compton Roads. Wolverhampton has excellent public transport links, with Wolverhampton train station on the West Coast Mainline providing a direct link to the north and London. The West Midlands metro tram and bus network are also directly linked to the train station.

Description

The Property is a locally listed former school that has been vacant for several years. The building is of red brick construction under a series of pitched clay tile roofs, with single glazed windows throughout. The Property comprises several classrooms, assembly room(s), WCs, reception rooms and offices.

The Property is in a state of disrepair following a period of extended vacancy, with significant refurbishment works required throughout.

Externally, the Property benefits from tarmac surfaced car parking to the rear and an adjoining area of woodland /scrubland along the southern boundary.

The Property extends to approximately 0.7 acres, with the building measuring approximately 14,823 sq ft (Gross Internal Area).

Services

We understand that the Property is connected to mains electricity, water, drainage and telecoms.

Note: None of the services mentioned in these particulars have been tested. We recommend that all prospective purchasers satisfy themselves of the condition, efficiency and suitability in accordance with their individual requirements.

Accommodation

| Description | Sq ft | Sq m |
|--------------------|--------|-------|
| Ground Floor | 7,766 | 721 |
| First Floor | 7,058 | 656 |
| Total (GIA Approx) | 14,823 | 1,377 |

Floor areas are approximate only and interested parties should make their own enquiries.

Access

The Property is primarily accessed from Dudley Road through a gate at the northwest corner of the old school site. This shared access is over land which has been transferred to the Blakenhall Community Forum via a Community Asset Transfer (CAT) for a period of 35 years. The Forum currently occupy a building that was previously part of the school to the north of the Property. Rights for access and services will be reserved – please see data room.

There is a second access off Johnson Road in the southwest corner of the Property.

Planning

The Property is situated within the City of Wolverhampton Local Planning Authority. Within the emerging Wolverhampton Local Plan Main Document Public Consultation (Regulation 19) November 2024, the Property is situated within a Core Regeneration Area. Proposed Policy CSP 1 – Spatial Strategy, which seeks to deliver sustainable economic and housing growth, focusing on the city centre and Core Regeneration Areas.

There are several Tree Preservation Orders within the wooded area to the south of the Property.

Subject to planning, The Property as a whole or in part is considered suitable for various alternative uses – education, leisure, offices, retail or residential.

Energy performance certificate

EPC rating G, valid until 31 May 2028.

VAT

We understand that the Property is not elected to tax.

Sale Method/Guide Price

Sale via Private treaty. POA.

Tenure and Terms

Freehold. Using the standard bid proforma which is available in the data room, interested parties are invited to submit offers on an unconditional or conditional subject to planning basis. The Vendor reserves the right to proceed to 'best and final offers' or not accept any offer.

Overage/Uplift Provision

The sale will include an uplift provision should the purchaser sell the Property undeveloped within 36 months for a higher value whereby the Vendor would receive 50% of the uplift in value achieved.

We also invite offers to include an overage provision entitling the Vendor to a percentage of any uplift in value achieved by a change of use reflecting a higher value. This is the bidder's choice.

Additional Information

Any further information relating to reservation of rights, access, services, plans etc. can be found in the Data Room.

To request access please contact:
julie.mills@brutonknowles.co.uk

Viewings

Viewings are strictly by appointment only via Bruton Knowles

SUBJECT TO CONTRACT – OCTOBER 2025

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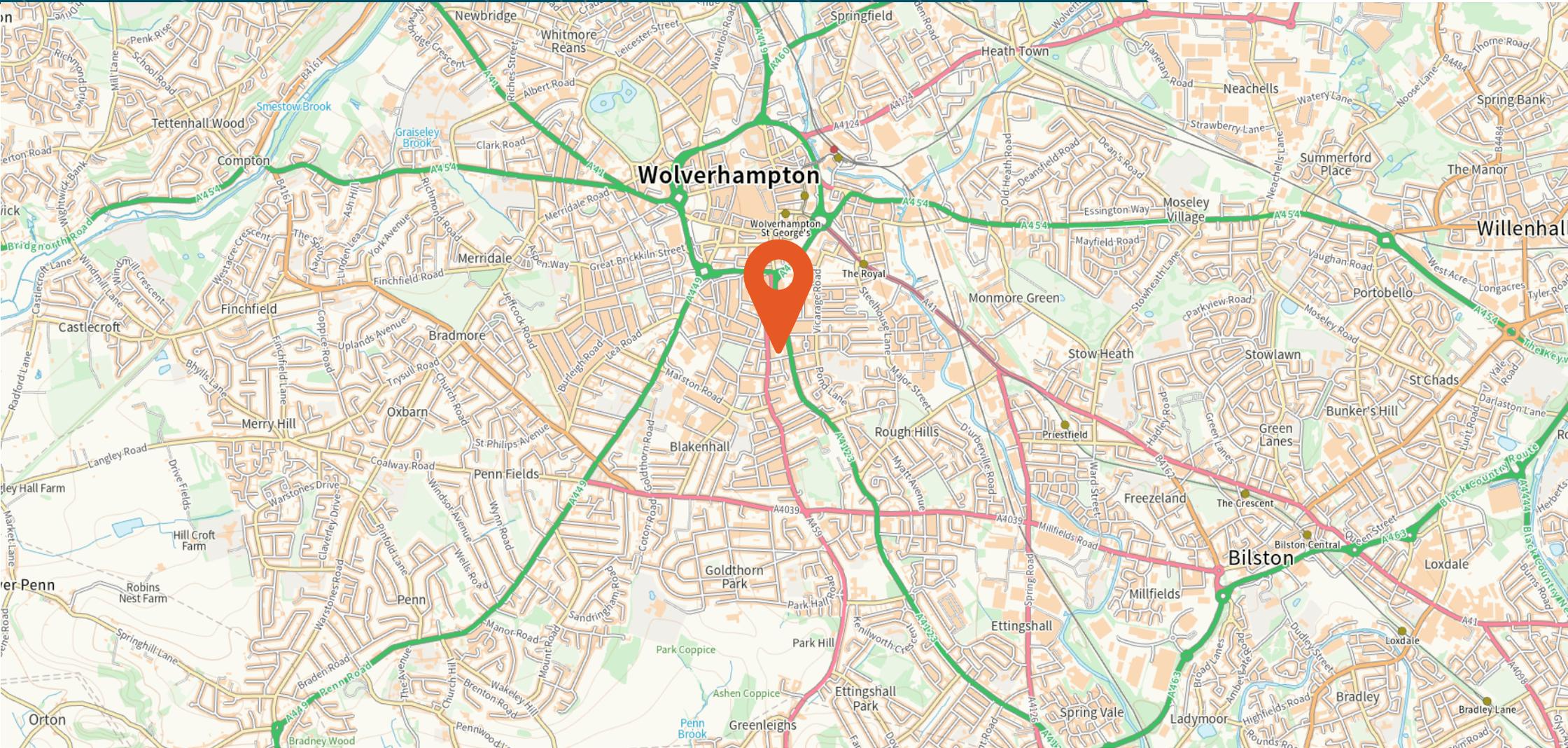
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FOR SALE

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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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For Sale | Code XXXX

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