

## D&B Opportunities/ Open Storage Land

Cemetery Road, Darlaston, Willenhall, WS10 8NA



**3 ACRES (1.21 HECTARES)**

**Self contained site**

**D&B options up to 70,000 sq ft**

**Available for open storage use**

**Only 1.5 miles from M6**



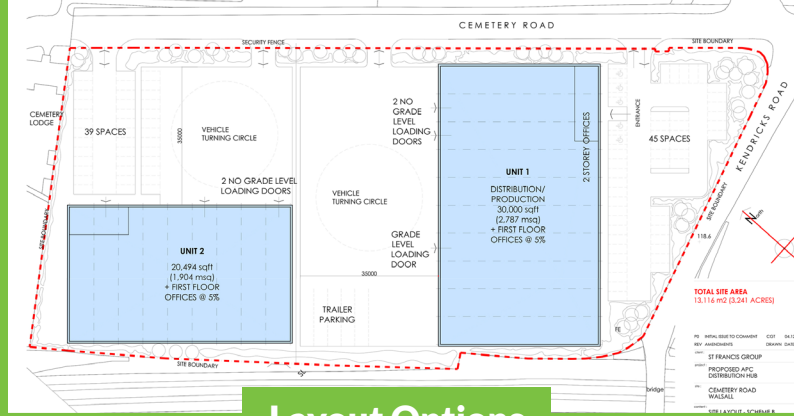
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jll.co.uk/property

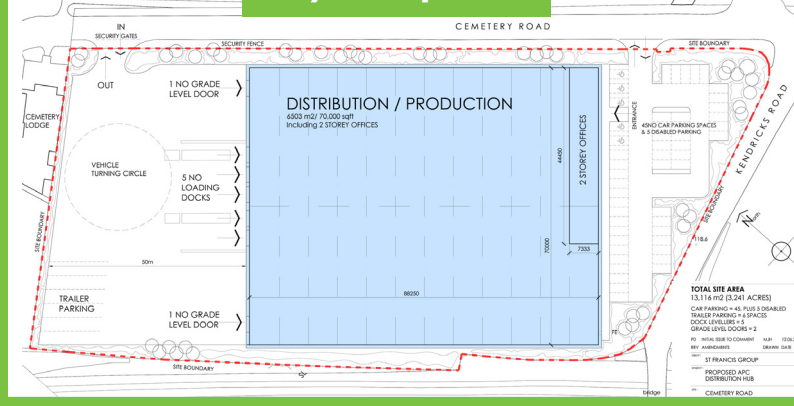
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## Layout Options



### The Opportunity

Bentley Point is suitable for design and build opportunities up to 70,000 sq ft, alternatively our client will consider open storage uses. The site is available on a new full repairing and insuring lease on terms to be agreed.

### Local Development Order

To simplify the planning process the Council has adopted a Local Development Order (LDO) for this site and the surrounding area. LDO's allow certain development to be undertaken without the need for specific planning consent.

The Darlaston Area LDO authorises development for research development, light industry (B1), general industry (B2) and storage and distribution (B8) uses across the overall area.

The Council will within 28 days following receipt of development details confirm whether the proposed development is permitted under the LDO. If the Council considers that the proposal is permitted then development can take place.

### About the Developer

St Francis Group is an established family business where its Directors have a proven track record of delivering all aspects of site management and development. With properties and projects throughout the UK it is a well financed business able to finance projects through its own resources.

St Francis Group offers the development expertise required to deliver bespoke buildings that are designed to meet the exact need of occupiers.

Whatever your requirements their design team will work with you every step of the way.



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