

# 23.8 ACRE GREENBELT LAND FOR RENT

WITH POTENTIAL TO SPLIT\*

Smithy Lane  
Pensnett, DY5



Providing retail, leisure and professional services to  
the Black Country's largest business community



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SUBJECT TO PLANNING PERMISSION\*

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## DESCRIPTION

This site offers approximately 23.8 acres of greenbelt land located on Smithy Lane, Pensnett.

The land is a hamlet set within the mixed use area of Pensnett with Residential and Industrial property bordering the site yet still offers a tranquil and idyllic setting. The site neighbours the Barrow Hill Dudley Volcano site which is self guided geological walk. The greenery and open spaces provide a perfect backdrop for a potential suitor.

There is a natural lake within the site of approximately 0.9 acres and is understood to have a number of fish species within.

## SITE AREA

23.8 Acres (1,036,728 sq.ft / 96,315.2 sq.m)

## PLANNING

The site is suitable for a variety of uses subject to planning. Potential uses may include fisheries, ground for bodies, equestrian, motocross, paintballing, animal training facility, and other leisure activities, subject to the necessary planning permissions. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## SERVICES

TBC

## PRICE/RENT

POA

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## LOCATION

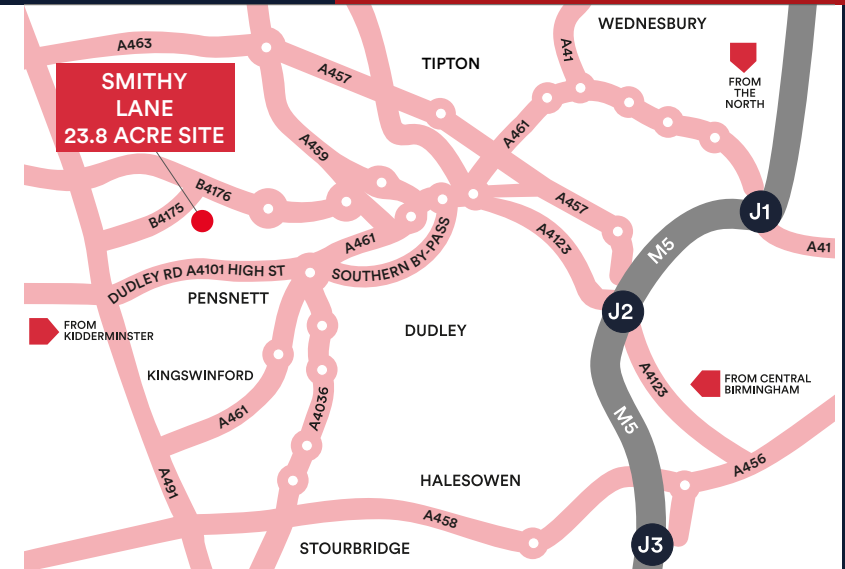
Smithy Lane, Pensnett, is superbly positioned to offer both rural charm and convenient access to key amenities and transport links.

The land is just a mile from Pensnett Town Centre, providing local shops, schools, and services, and only 3 miles from Russells Hall Hospital, ensuring healthcare facilities are within easy reach. The Merry Hill Shopping Centre, a major retail hub, is situated 4 miles away, offering a wide range of shops, restaurants, and entertainment options.

Birmingham City Centre is approximately 14 miles from the land, accessible for work, shopping, and cultural experiences, while Dudley Town Centre is only 3 miles away, offering additional amenities and services.

The M5 motorway is conveniently located 7 miles away, providing direct links to Birmingham, the Southwest, and beyond. The M6 motorway is situated approximately 10 miles from the property, offering connections to the national motorway network and facilitating easy travel to the Northwest and London.

Additionally, the M54 motorway is around 15 miles away, giving access to Telford and the Welsh borders. This prime location combines the tranquillity of countryside living with the convenience of excellent transport links and proximity to urban centres.



### Distance from Local Areas (Approx.)

Pensnett Town Centre	1 Mile
Kingswinford	2 Miles
Dudley	2.7 Miles
Stourbridge	4.7 Miles
Wolverhampton	8 Miles
Birmingham	14 Miles





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**SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).