

Plateau 1

Avenbury
Dudley Ltd

Portersfield

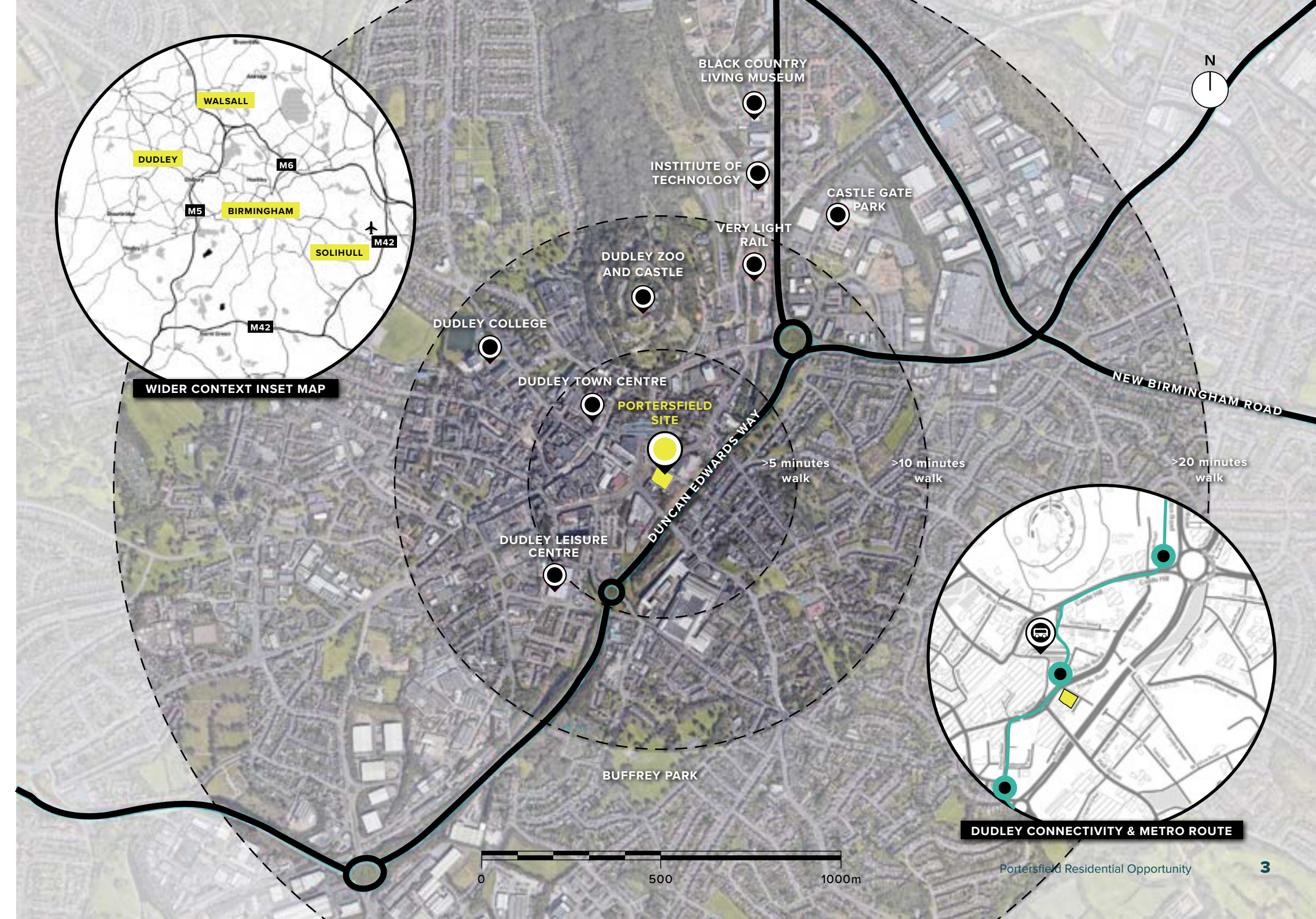
Residential Opportunity

Corstorphine & Wright

Location & Context

Dudley is a large market town in the West Midlands. It lies within the heart of the Black Country, to the North West of Birmingham. The New Birmingham Road links the town to the M5 via Junction 2, approximately 3 miles away from the town centre.

- The M5 provides good access to national infrastructure, whilst there are also a number of good regional links via A roads to Wolverhampton, Stourbridge and Oldbury for example.
- The town is also within an hour's drive of Birmingham Airport for international links.
- In terms of public transport, Tipton Train Station or Dudley Port provides the town's nearest train stations, approximately 2-3 miles north of the town centre.
- The Midland Metro Wednesbury to Brierley Hill tram extension is underway and will stop in Dudley Town Centre, opposite the site and at Flood Street which is a 5 minute walk from the site. This will allow for connections to Wolverhampton, Wednesbury and Birmingham to be made, including to Birmingham Business Park, the NEC, Birmingham Airport and the HS2 exchange.
- A new Bus Station / Transport Interchange has also been approved off Trindle Road, directly opposite the site, which is well-served by bus routes.

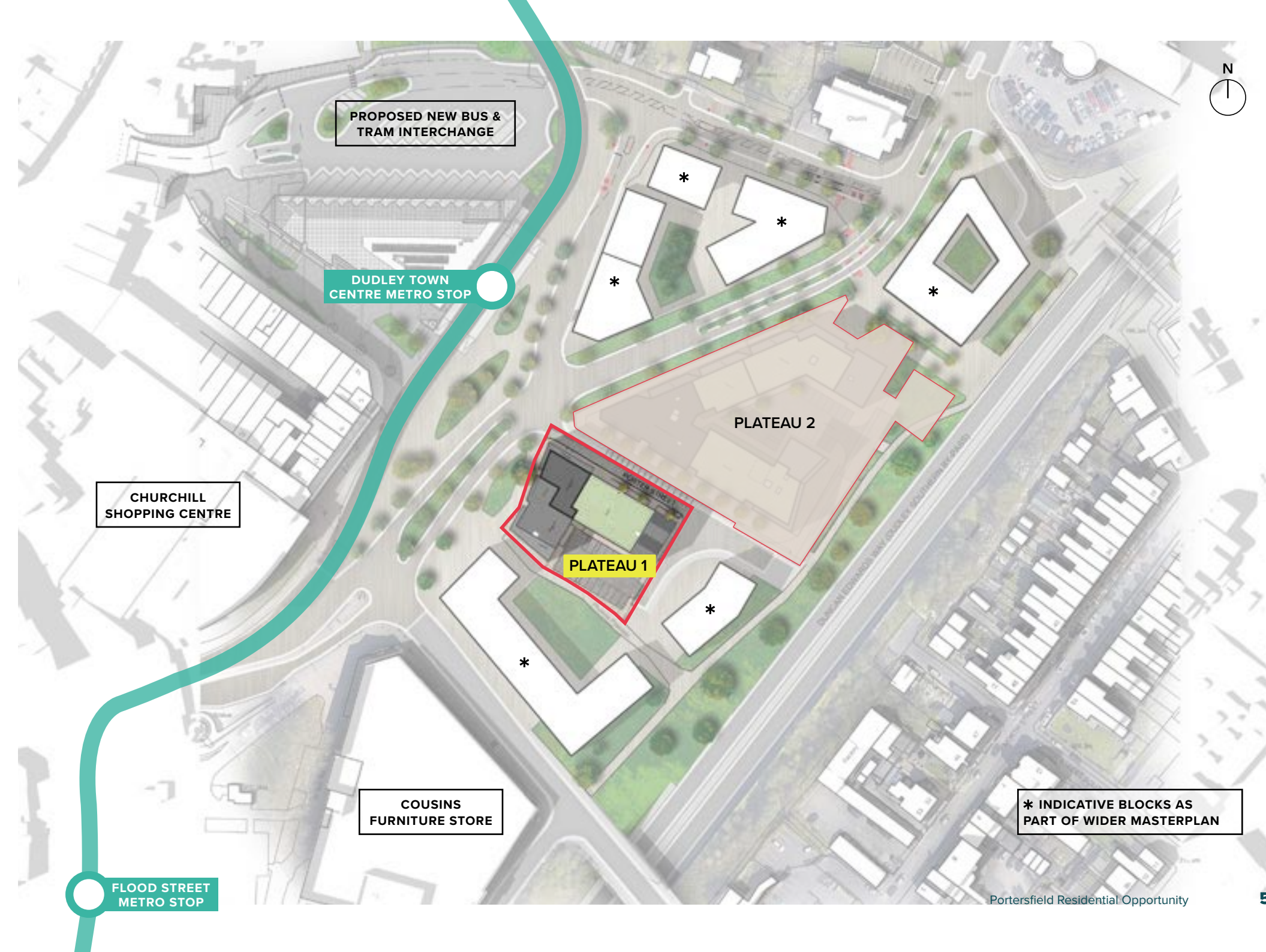


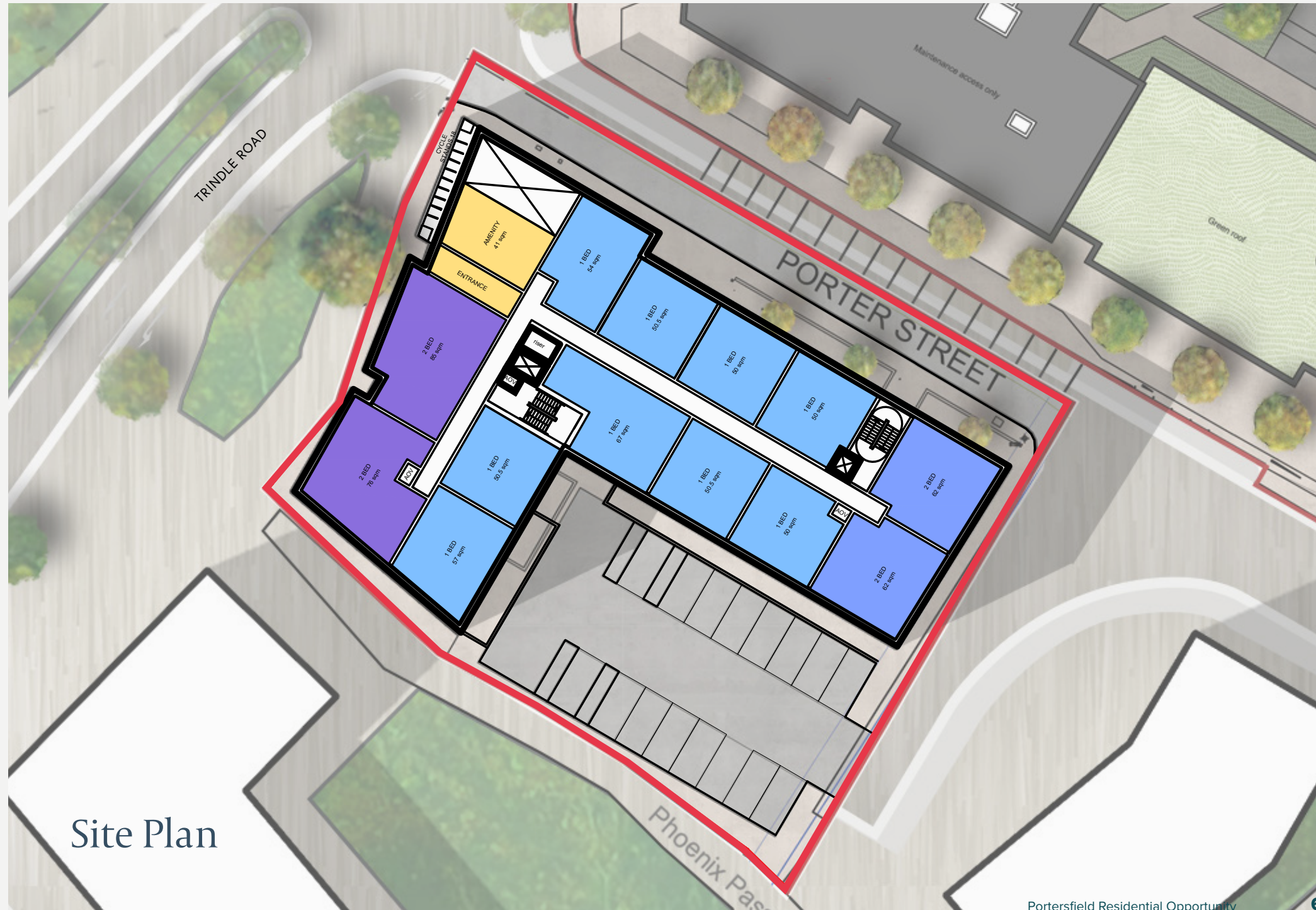
DUDLEY CONNECTIVITY & METRO ROUTE

Scheme Outputs & Drawings

Plateau 1:

Could achieve Up to 70 residential apartments, with a mix of mix of 1 and 2 bed units, concierge and communal facilities, on-site vehicle parking and electric charging, secure cycle storage and roof top terrace with views towards Dudley Castle. The development is located opposite Dudley's new bus station and just a 5 minute walk from the proposed new metro stop at Flood Street.





Site Plan



Typical Upper Floor

Area Schedule

Plateau 1		Summary										
Level	Amenity sqm	NIA sqm	GIA sqm	%	GEA sqm	1B1P	1B2P	2B3P	2B4P	3B	Studio	Total
LG	388	448.5	1056	42	1133	0	6	2	0	0	0	8
UG	58	764.5	1005	76	1098	0	9	2	2	0	0	13
1	0	856	1052	81	1148	6	9	2	0	0	0	17
2	0	856	1052	81	1148	6	9	2	0	0	0	17
3	0	672	853	79	936	4	8	0	1	0	0	13
4	6	120	177	68	215	0	1	1	0	0	0	2
Total	452	3717	5195	72	5678	16	42	9	3	0	0	70

Summary of Outputs

Total Units - 70
NIA - 3,717 sqm
GIA - 5,195 sqm

Plateau 1	Apartment Units																
Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15	15
LG	62	62	50	50	50	50.5	57	67									
	2B3P	2B3P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P									
UG	62	62	50	50.5	67	50	50	50.5	50.5	76	85	57	54				
	2B3P	2B3P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P				
1	62	62	50	50.5	67	41	39	52	48	50	42	45	50	47	50.5	50	50
	2B3P	2B3P	1B2P	1B2P	1B2P	1B1P	1B1P	1B2P	1B1P	1B2P	1B1P	1B1P	1B2P	1B1P	1B2P	1B2P	1B2P
2	62	62	50	50.5	67	41	39	52	48	50	42	45	50	47	50.5	50	50
	2B3P	2B3P	1B2P	1B2P	1B2P	1B1P	1B1P	1B2P	1B1P	1B2P	1B1P	1B1P	1B2P	1B1P	1B2P	1B2P	1B2P
3	51	50.5	67	50	50	50.5	79	40	50	42	45	50	47				
	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	2B4P	1B1P	1B2P	1B1P	1B1P	1B2P	1B1P				
4	66	54															
	2B3P	1B2P															



Site Vision

Plateau 2

Plateau 1

Portersfield makes a significant move towards regeneration of two key strategic sites in Dudley town centre and provides some of the housing requirements of the borough in a sustainable location.



Modern Homes



Highly energy efficient homes **EPC A rated** which will result in low running costs



All electric, renewable technology is being adopted with **air source heat pumps and photovoltaics** being adopted.



Heat recovery and natural ventilation providing healthier homes.



National space standard homes being provided.



Triple glazed windows



Electric vehicle charging provided.



Significant number of **cycle spaces** provided



Open plan living providing greater useable space.



Private and public open spaces included.



High level terraces provide **great views across Dudley** being able to see the Castle



Residents community areas included.



Amazon drop off place provided for residents



Great connections to public transport hub and proximity to Town centre.

Modern Living

Contact:

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Corstorphine & Wright

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Plateau 2

Avenbury
Dudley Ltd

Portersfield

Residential Opportunity

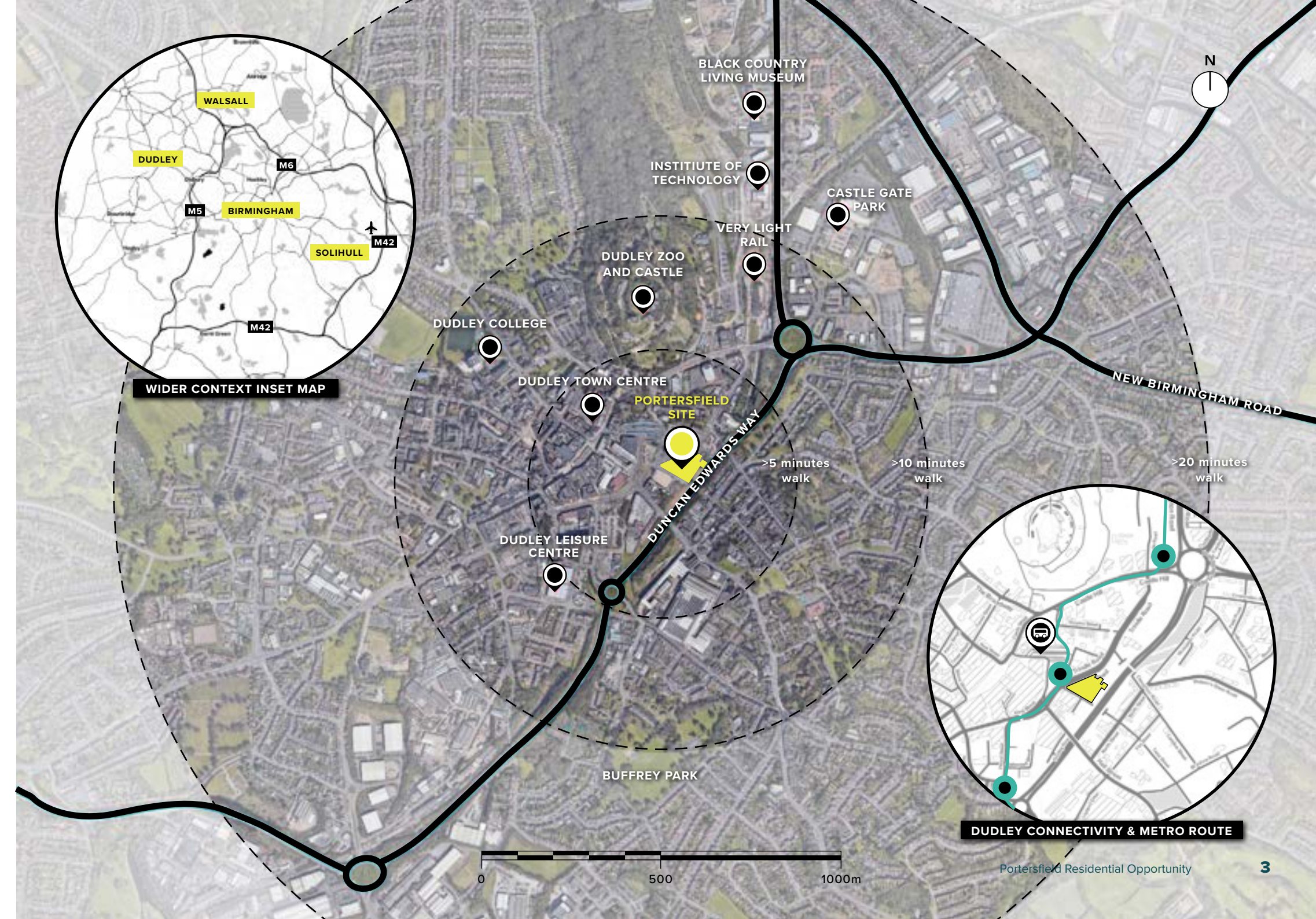


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Location & Context

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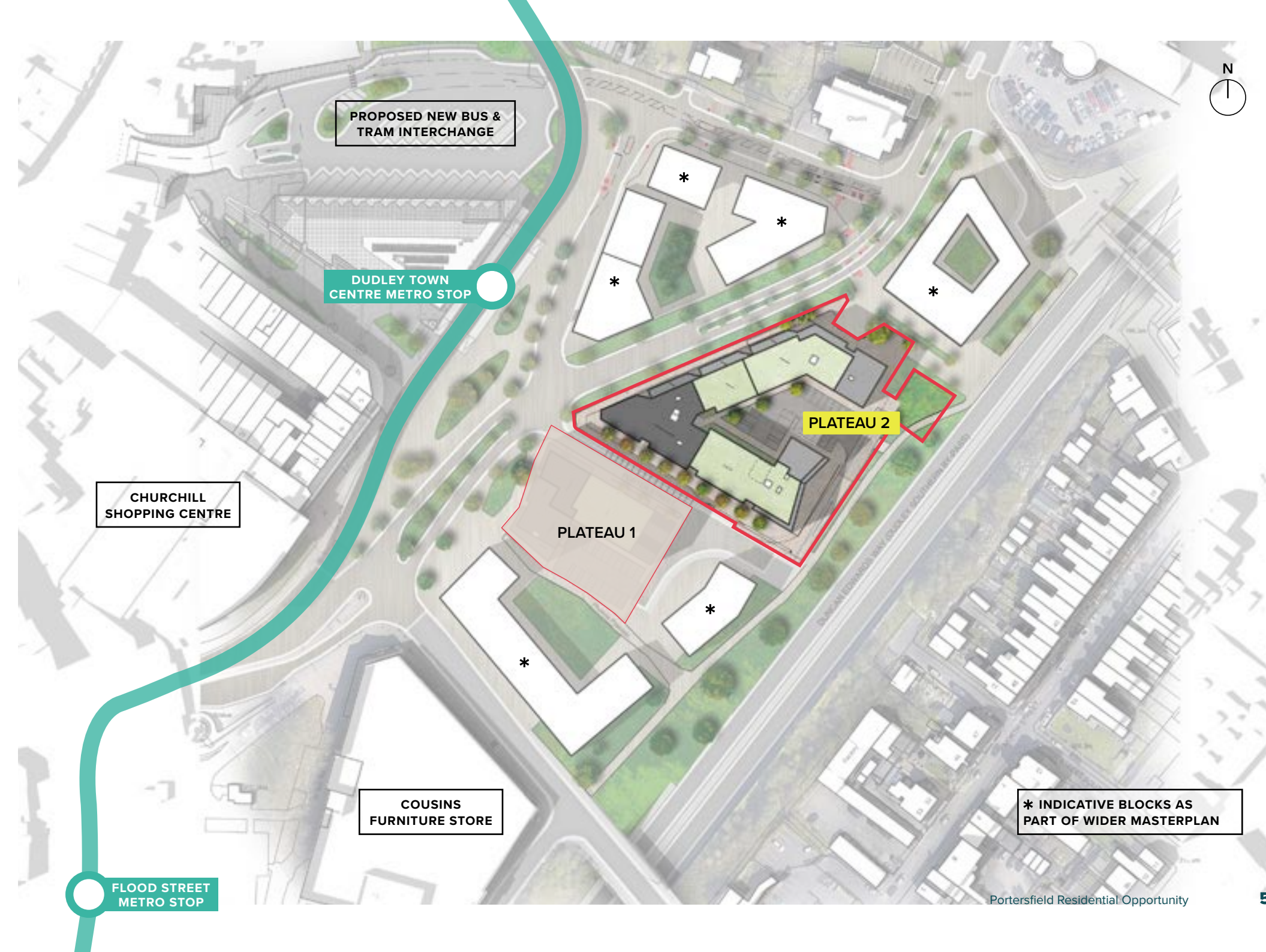
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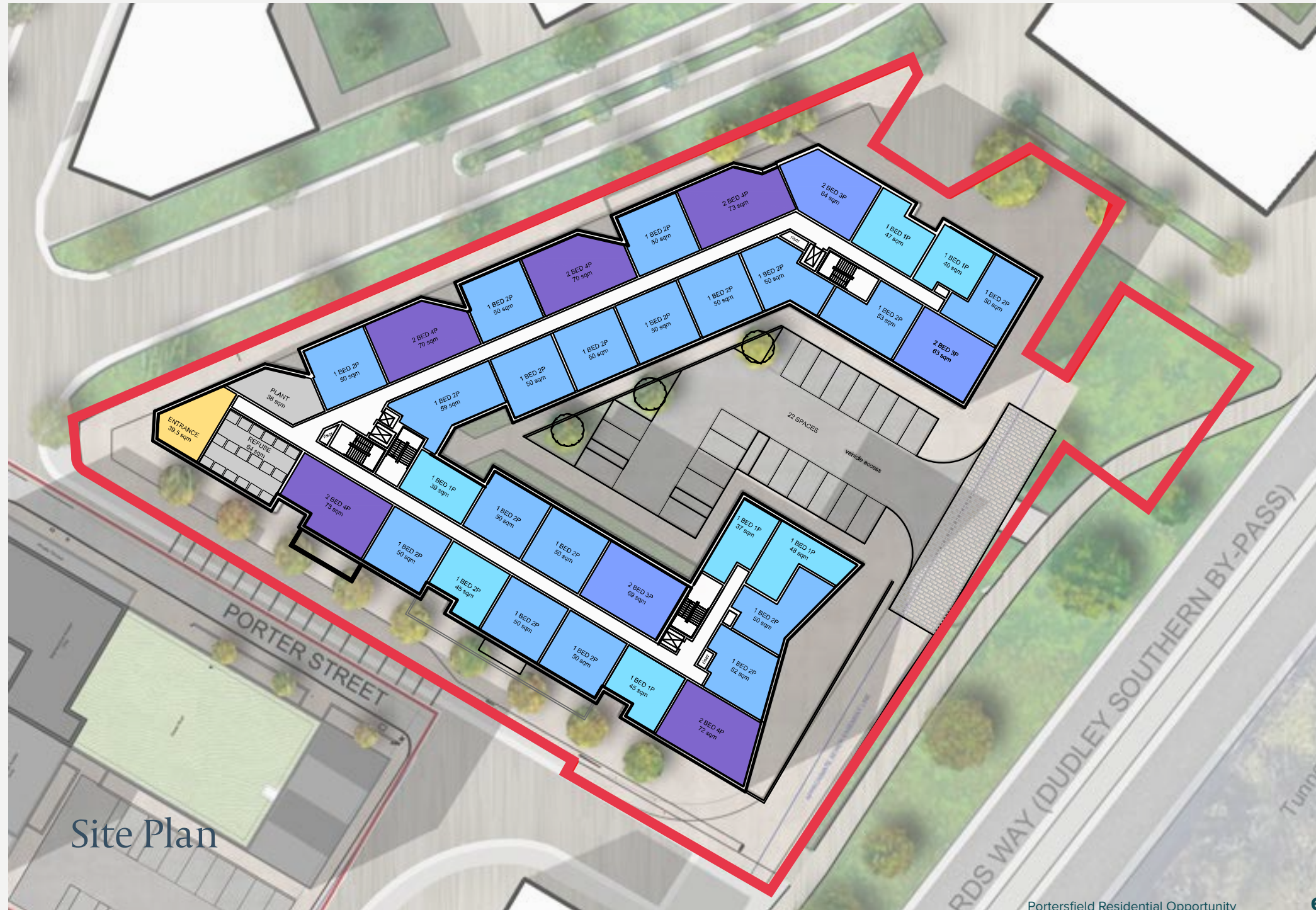


Scheme Outputs & Drawings

Plateau 2:

Could achieve up to 172 residential apartments, with a mix of 1, 2 and 3 bed units, concierge and communal facilities, on-site vehicle parking and electric charging, secure cycle storage, roof top terrace and private balconies with views towards Dudley Castle. The development is located opposite Dudley's new bus station and just a 5 minute walk from the proposed new metro stop at Flood Street.





Site Plan



Typical Upper Floor

Area Schedule

Plateau 2			Summary										
Level	Ancillary	Amenity sqm	NIA sqm	GIA sqm	%	GEA sqm	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Total
LG	179	50	985	1516	65	1705	4	5	4	4	0	0	17
UG	140	0	1531	2113	72	2303	6	17	3	3	0	0	29
1	102	41	1769	2385	74	2585	7	18	3	5	0	0	33
2	0	0	1923	2385	81	2585	6	18	5	6	0	0	35
3	0	0	1818	2076	88	2258	8	10	9	5	0	0	32
4	0	0	948	1413	67	1541	5	9	2	2	0	0	18
5	0	0	396	530	75	591	4	3	0	1	0	0	8
Total		452	9370	12418	75	13568	40	80	26	26	0	0	172

Summary of Outputs

Total Units - 172

NIA - 9,370 sqm

GIA - 12,418 sqm

Plateau 2	Apartment Units																																			
Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
LG	70	62	69	50	70	39	50	50	64	63	73	64	47	42	45	50	77																			
	2B4P	2B3P	2B3P	1B2P	2B4P	1B1P	1B2P	1B2P	2B3P	1B2P	2B4P	2B3P	1B1P	1B1P	1B1P	1B2P	2B4P																			
UG	37	48	50	72	45	50	50	50	50	70	50	73	64	47	40	50	63	53	50	50	50	50	50	59	39	50	50	69	52							
	1B1P	1B1P	1B2P	2B4P	1B1P	1B2P	1B2P	1B2P	1B2P	2B4P	1B2P	2B4P	2B3P	1B1P	1B1P	1B2P	2B3P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	2B3P	1B2P								
1	37	48	50	52	72	45	50	50	45	50	73	50	70	50	70	50	73	64	47	40	50	63	53	50	50	50	50	59	39	50	50	69				
	1B1P	1B1P	1B2P	1B2P	2B4P	1B1P	1B2P	1B2P	1B1P	1B2P	2B4P	1B2P	2B4P	1B2P	2B4P	1B2P	2B4P	2B3P	1B1P	1B1P	1B2P	2B3P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	2B3P			
2	61	70	62	72	45	50	50	45	50	50	45	71	55	50	70	50	70	50	73	64	47	40	50	63	53	50	50	50	50	59	39	50	50	69		
	2B3P	2B4P	2B3P	2B4P	1B1P	1B2P	1B2P	1B1P	1B2P	1B2P	1B1P	2B4P	1B2P	1B2P	2B4P	1B2P	2B4P	1B2P	2B4P	1B2P	2B4P	1B1P	1B1P	1B2P	2B3P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B1P	2B3P
3	42	73	62	72	45	50	50	45	50	50	45	71	55	50	70	50	70	69	37	63	64	44	44	70	70	70	70	59	39	50	50	69				
	1B1P	2B4P	2B3P	2B4P	1B1P	1B2P	1B2P	1B1P	1B2P	1B2P	1B1P	2B4P	1B2P	1B2P	2B4P	1B2P	2B4P	2B3P	1B1P	2B3P	2B3P	1B1P	1B1P	2B3P	2B3P	2B3P	1B2P	1B1P	1B2P	1B2P	2B3P					
4	39	45	50	50	50	45	50	50	45	71	55	50	68	72	39	50	50	69																		
	1B1P	1B1P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B1P	2B4P	1B2P	2B3P	2B4P	1B1P	1B2P	1B2P	2B3P	2B3P																		
5	50	39	39	45	71	55	56	41																												
	1B2P	1B1P	1B1P	1B1P	2B4P	1B2P	1B2P	1B1P																												



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