



The Black Horse Inn

52 Delph Road, Brierley Hill, West Midlands, DY5 2TP
Dudley Main Road Public House and Development Site



Key Features

- Prominent Pub / Development Site circa 0.25 Acres.
- Within established residential area.
- Located on well known Delph pub crawl route.
- Local community pub with large 3 bedroom flat.
- Asking Price: £349,950 subject to contract and exclusive of VAT where chargeable. Also subject to Sellers formal board approval.

Location

The property occupies a prominent roadside position on Delph Road (B4172), within a well-established residential area approximately 0.5 miles south of both Brierley Hill town centre and the popular Merry Hill shopping/leisure destination. The property benefits from a strong local catchment and forms part of the well-known "Delph Run", an historic and popular circuit of public houses that attracts visitors from across the Black Country and beyond. The property is also situated close to the Delph Locks (commonly known as the Delph Nine), a notable canal-side heritage attraction on the Dudley Canal.

Description

The Black Horse Inn comprises a traditional detached two-storey public house of brick construction, predominantly rendered, beneath pitched tiled roofs. Externally, the site benefits from a substantial 14 space customer car park and an attractive beer garden area. The total site area extends to approximately 0.25 acres (Source Nimbus Maps). The property is currently closed and offers potential for continued use as a public house, hospitality venue, together with development opportunities, subject to obtaining the necessary planning consents.

[Google Street View](#)

Accommodation

Ground Floor

Public bar with timber servery, darts throw and seating for circa 30 customers, ladies and gentlemen's customer lavatories, prep kitchen, conservatory to the rear of the public house, entrance lobby to the private accommodation.

First Floor

Living Accommodation: Domestic kitchen with boiler, sitting room, 2 double bedrooms, single bedroom, main lounge, bathroom and separate wc.

Basement

Beer cellar in 2 areas with barrel drop.

Outside

Surfaced car park providing 14 spaces and large grassed beer garden to the rear of the site. There is also an attractive porch / smoking shelter on the main entrance to the site.

Tenure

The property is available freehold with vacant possession.

Services

We are informed that all mains services are connected to the property.

Licences

The Property holds the benefit of a Premises Licence permitting the sale of alcohol from 10.00 hrs to 23.30 hrs Monday to Sunday.

Town and Country Planning

The property is not listed nor in a conservation area.

Fixtures and Fittings

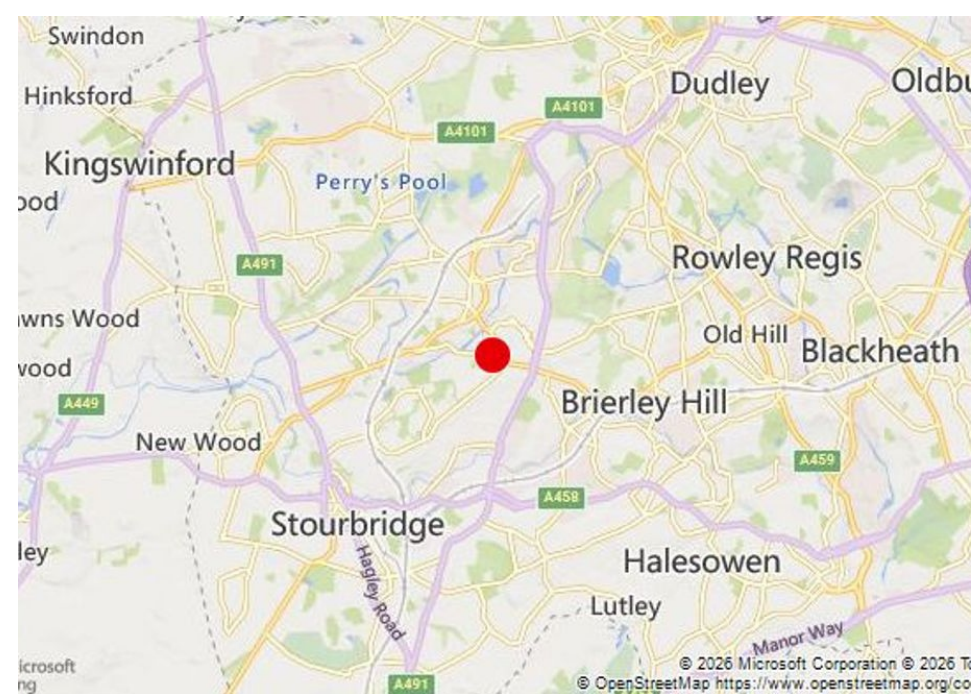
The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

TUPE

There are no staff to transfer under the TUPE regulations at completion.

Stock in Trade

There is no stock to be bought on completion.





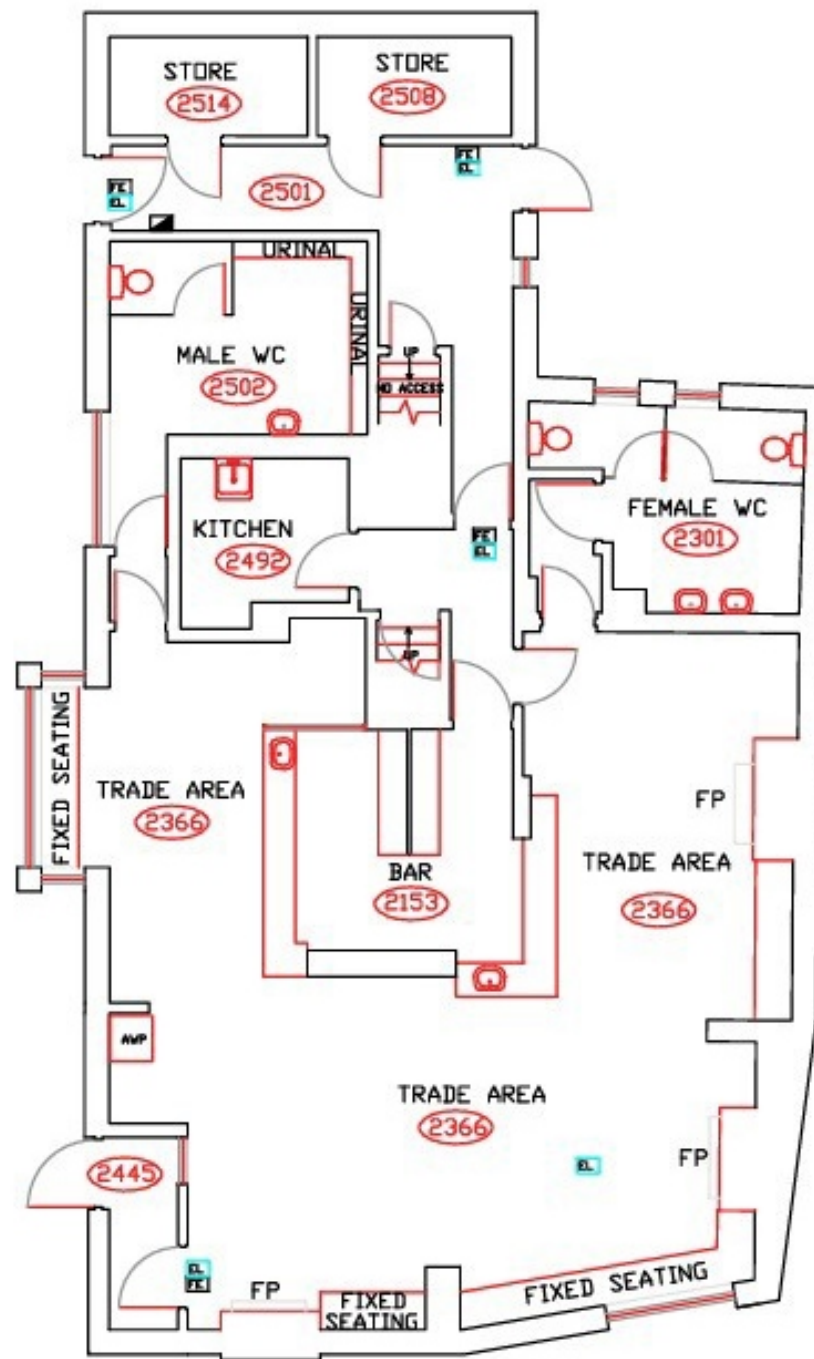
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For Sale Freehold £349,950



OUTSIDE DRINKING AREA





Business Rates

The Rateable Value is £15,000 with effect from April 2026

An EPC will be made available to inspect.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

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