



For Sale

Land at Mary Vale Road/Franklin Way, Bournville, Birmingham, B30 2HP.

- Cleared site with planning consent for 52 apartments
- Situated in prime location within Bournville conservation area
- Adjacent to Cadbury World & short walk from Bournville railway station
- 0.23-hectare site (0.57 acre)
- Freehold



IMAGE OF PROPOSED DEVELOPMENT

LOCATION

The site comprises 0.23 hectares of vacant land last used as car parking associated with Franklin House when this adjacent building was in office use and is within and at the edge of Bournville Conservation Area at the junction of Mary Vale Road and Franklin Way. It lies approximately 150m from Bournville Station on the cross-city (Lichfield-Redditch) line giving ready access to the City Centre, University and other destinations. It is also within 150m of bus stops (27 service) on Bournville Lane and within 400m of very regular (Outer Circle) bus services on Linden Road. To the North is the 5 storey Franklin House (former Cadbury offices now converted to residential) with the main Cadbury factory buildings and the Cadbury Club all fronting to Bournville Lane further to the North and West.

DESCRIPTION

A 0.57 acre (0.23 hectare) rectangular shaped cleared site formally utilised as a car park. The site benefits from full planning consent for the development of 52 apartments with amenity space and car parking . The consented scheme comprises 31 x 1-bedroom apartments and 21 x 2-bedroom apartments with a total GIA of 37,275 sq. ft. over ground, first, second and third floors.

PLANNING

Under planning application number 2017/07528/PA, planning permission was granted for the development of 52 self-contained apartments. Full planning details along with relevant discharge notices and pre-start sign offs are available via drop box access upon request.

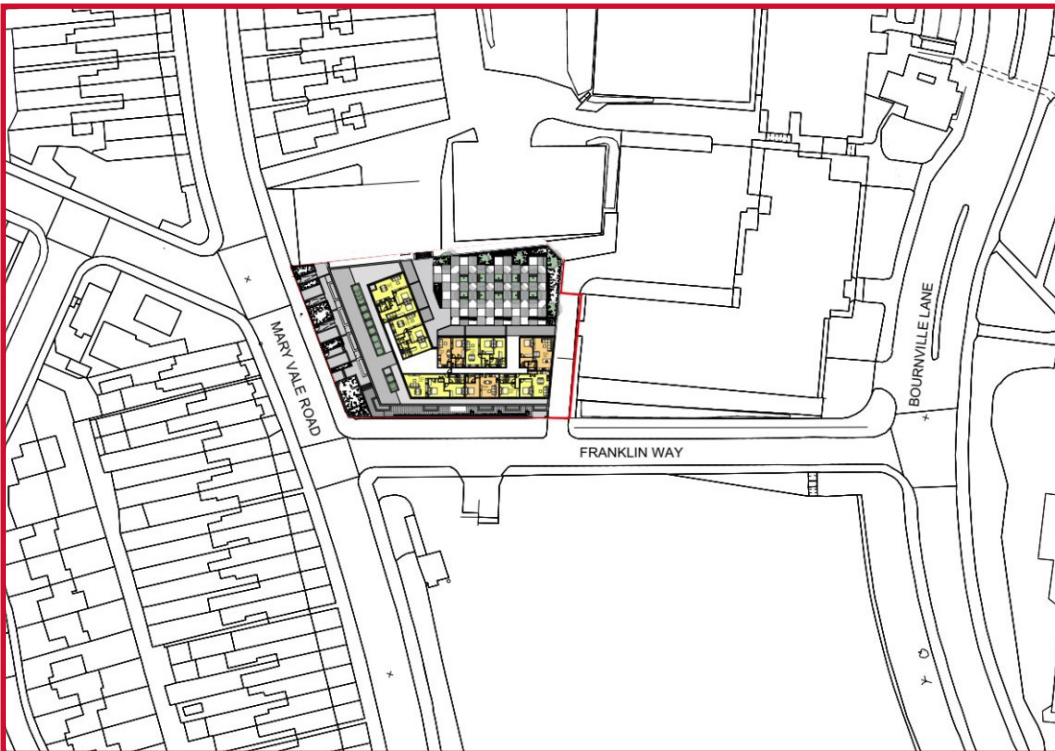
SCHEDULE OF ACCOMMODATION

UNIT MIX	Units	Percent	Range m ²		Units	Percent	Range m ²
1 bed	31	60%	40-59	1B1P	28	54%	40-49
				1B2P	3	6%	51-59
2 bed	21	40%	61-75	2B3P	17	33%	61-68
				2B4P	4	8%	70-75
	52	100%			52	100%	

NIA + MIX	m ²	sqft	1 bed 1 Person	1 bed 2 Person	2 bed 3 Person	2 bed 4 Person	Units Per Floor
Ground	735	7911	7	2	5	0	14
First	784	8439	9	0	5	1	15
Second	761	8191	9	1	4	1	15
Third	462	4973	3	0	3	2	8
Total	2742	29515	28	3	17	4	52

GIA	m ²	sqft	staircore only	GIA	m ²	sqft
Basement	21	226		Basement	1490	16038
Ground	952	10247		Ground	952	10247
First	958	10312		First	958	10312
Second	935	10064		Second	935	10064
Third	597	6426		Third	597	6426
	3463	37275			4932	53088





TENURE

Freehold.

EPC

Not applicable.

VAT

We are advised that VAT is payable in addition to the purchase price.

LEGAL COSTS

Each party are to responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

SERVICES

We have been informed that all mains services are connected to the site, but prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirement.

PROPOSAL

Offers in excess of £3,000,000 are sought for the freehold interest.

FURTHER INFORMATION AND DATA ROOM ACCESS

Full access to the data room which includes legal, planning , site surveys, services, DWG drawings, and application plans is available upon request to the selling agents, Bond Wolfe.

FURTHER INFORMATION

For further information please contact:

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