



Freehold residential development opportunity

# For Sale

1 Hagley Road West, Harborne, Birmingham, B17 8AL.

- Prominent corner position in sought after location
- Full planning permission for 8 x 2 bedroom apartments in addition to the existing block of 4, fully let maisonettes
- 5,896 sq. ft. (548 sq. m) of proposed new build development
- Existing maisonettes currently let producing £50,400 per annum
- Freehold - £1,350,000



CGI OF PROPOSED DEVELOPMENT

## LOCATION

The site is located at the junction of Hagley Road West and Lordswood Road on the South Western periphery of Birmingham, affording a prime and prominent position, approximately 4 miles west of Birmingham City Centre and 1 mile north of the centre of Harborne.

The site occupies the corner plot of a significant junction along Hagley Road West and the surrounding area predominantly comprises of detached dwellings situated on generous plots of land. An area of open parkland separates the site from a denser arrangement of terraced housing to the North. Hagley Road is a principal arterial route leading from Birmingham City Centre and to the M5 motorway, which is 3 miles to the west of the site.

**ROAD** The A456 Hagley Road is one of Birmingham's main arterial routes. It is within easy reach of the region's motorway network with a direct link to junction 3 of the M5 and Spaghetti Junction, leading to junction 6 of the M6.

**RAIL** The nearby Five Ways station is just one stop from New Street, which offers frequent services to London and all major UK cities.

**BUS** Numerous bus routes can be accessed from Hagley Road and Five Ways Island, connecting to Birmingham and surrounding areas.

**METRO** The upcoming extension to the Midland Metro will provide a high quality, speedy link to Birmingham's clean air zone.

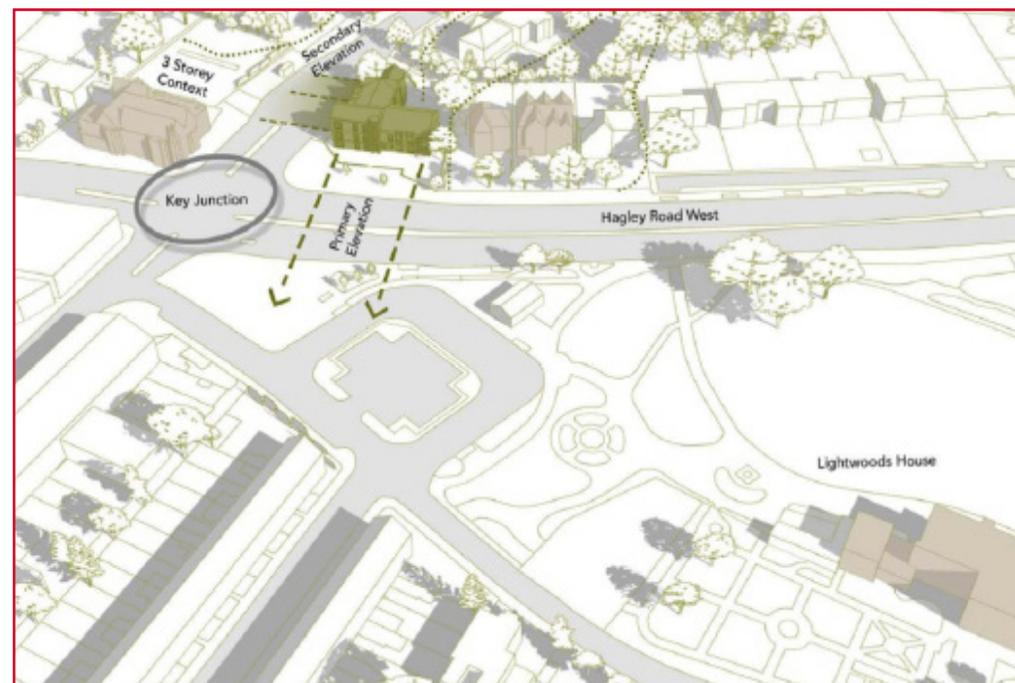


## DESCRIPTION

The site currently comprises a two storey building of 4 x 2 bedroom maisonettes. There is a stand alone garage block, which would be demolished under implementation of the approved planning permission. Set back from the main Hagley Road West, there is land to the side of the existing block which allows for development of a three story block of 8 new build 2 bedroom apartments with associated car parking. The existing maisonettes are currently let producing £50,400 per annum.

## PLANNING

On 18 August 2022, under application number 2020/06685/PA, permission was granted for the demolition of existing garages, refurbishment of 4 existing maisonettes and erection of 8 two-bedroom apartments with associated car parking. A link to all supporting documentation is available from Bond Wolfe upon request . Other schemes may be deemed suitable , subject to obtaining the necessary planning consent(s).





## PRICE

Offers in the region of £1,350,000 are sought for the Freehold interest .

## SERVICES

We understand that all main services are connected to the property but have not been tested by the Agent.

## 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.

## EPC

Available upon request.

## VALUE ADDED TAX

We are advised that VAT is not applicable in this transaction.

## LEGAL COSTS

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

## SCHEME OF MANAGEMENT

The site is situated on the Calthorpe Estate and being a freehold property is subject to the Estates scheme of management. Any purchaser intending to redevelop this site will also require the formal consent of Calthorpe Estates under its scheme of management.

## VIEWINGS AND FURTHER INFORMATION

For further information please contact:

James Mattin  
TEL: 0121 525 0600  
DD: 0121 524 1172  
Email: [jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)

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75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  [agency@bondwolfe.com](mailto:agency@bondwolfe.com)  [bondwolfe.com](http://bondwolfe.com)