



FOR SALE



A Freehold Former Community Centre Suitable For Redevelopment (STP)

Kingsbury Country Club, Tamworth Road, Kingsbury, Tamworth B78 2LP

GUIDE PRICE:

£440,000

KEY FEATURES

Former country club & community centre in the heart of Kingsbury

Backing onto Kingsbury Recreation Ground

Suitable for a variety of uses including residential (subject to consent)

Positive pre app for residential housing and apartment scheme

9,030 sq. ft. (839.28 sq m) over ground and first floors

Car parking to the front

Freehold

Guide Price - £440,000 Plus VAT



LOCATION

The property is situated in the heart of Kingsbury, set back from the Tamworth Road and backing onto Kingsbury Recreation Ground. The property is located adjacent to The Royal Oak public house and close to all local amenities. Kingsbury is a well-connected village providing convenient routes to nearby facilities. The site is located within 3.5 miles of Junction 9 & Junction 10 of the M42 which provides links to major conurbations to both the north and south of England. Water Orton train station is located approximately four and half miles to the south of the site and provides links to Leicester (direct in approximately 45 minutes), Birmingham (direct in approximately 11 minutes) and London (direct in approximately 1 hour and 20 minutes).

Birmingham city centre is located approximately 13 miles to the southwest of the property which provides retail, leisure, cultural, education and employment opportunities, extensive bars and restaurants, train station and various Hospitals.

Nearby high quality amenities:-

- The Brasserie Restaurant.
- Lea Marston Resort – hotel, golf club, spa, and dining.
- Edwins Commemorative Garden.
- Whitacre Heath Nature Reserve & Trails.
- The Belfry Hotel and Resort.
- Kingsbury Primary and Secondary School – Ofsted-rated “Good”
- Kingsbury Water Park

DESCRIPTION

The property comprises a substantial former country club & community centre, now considered suitable for a variety of uses, subject to planning consent. The property extends to 9,030 sq. ft. (839.28 sq m) over ground and first floors, and backs onto the open fields that form Kingsbury Recreation Ground. The property has had a number of uses over the years and a positive pre app has been submitted for a residential housing and apartment scheme. Further details are available upon request.



ACCOMMODATION

Ground floor - 8,309 sq. ft. (772.18 sq m)

Community Halls, staff toilets, internal storage, bar & servery, public toilets, kitchen, shower room.

First Floor - 722 sq. ft. (67.10 sq m)

Internal storage, staff toilets, kitchen

EXTERNAL

There is parking for approximately 12 vehicles to the front of the property.

PLANNING

A pre app has been submitted for a residential housing and apartment scheme, which received a positive response (copies available upon request).

All planning enquiries should be directed to North Warwickshire Borough Council on 01827 715 341 or email planningcontrol@northwarks.gov.uk

BUSINESS RATES

Current rateable value (1 April 2023 to present) - £14,250.

TENURE

Freehold, subject to vacant possession.

PRICE

Offers based on £440,000 plus VAT for the freehold interest.



SERVICES

We are advised that all mains' services are installed. Prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

VAT

We are advised that the property is elected for VAT and this will be payable in addition to the purchase price.

EPC

Available upon request.

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.

LEGAL COSTS

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



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