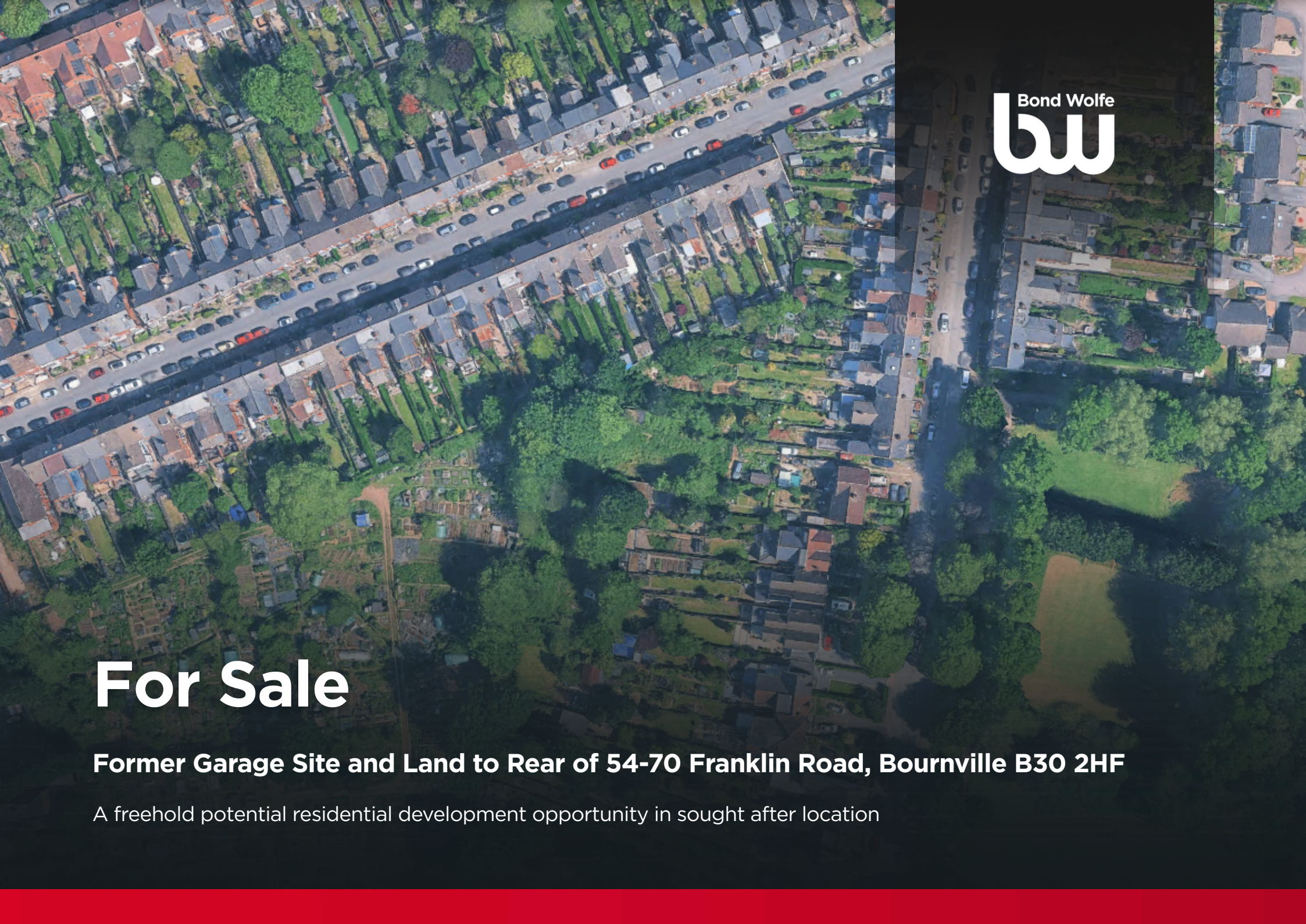


Bond Wolfe

For Sale

Former Garage Site and Land to Rear of 54-70 Franklin Road, Bournville B30 2HF

A freehold potential residential development opportunity in sought after location


Image for indicative purpose only

Highlights

- Rare development opportunity in Bournville
- 0.4 acre site considered suitable for development of 7 houses (STP)
- Sought after location opposite Cotteridge Park
- Positive pre app response to residential development proposal
- 0.3 miles from Bournville Railway Station





Price On Application

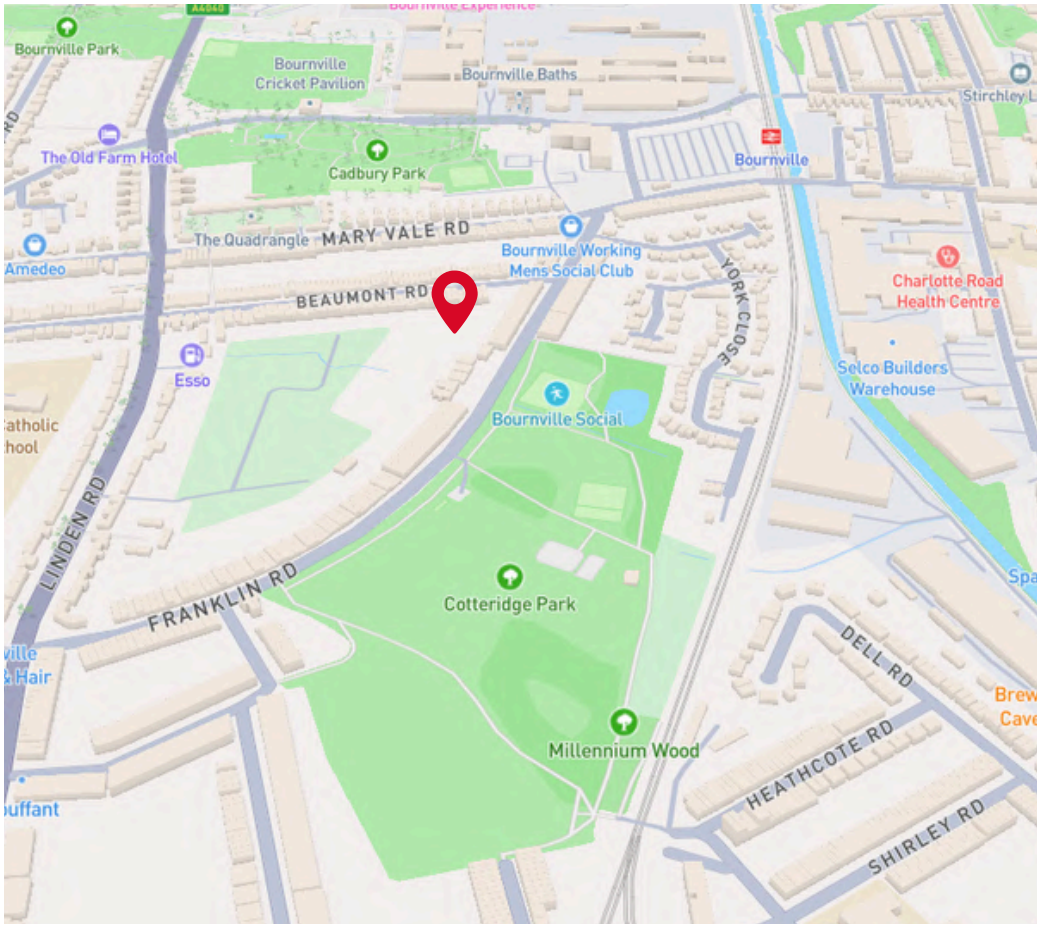
Location

Franklin Road is conveniently positioned within an established residential suburb, approximately 4 miles south of Birmingham city centre, close to the popular areas of Bournville and Stirchley. The site benefits from excellent access to local amenities, public transport and the wider West Midlands motorway network.

Cotteridge Park is immediately accessible, whilst Bournville Railway Station is approximately 0.3 miles away, providing convenient connections into Birmingham city centre.

The surrounding area benefits from established shopping facilities, schools and leisure amenities, with nearby Bournville offering an attractive village setting and Stirchley providing a variety of independent shops, cafés, bars and restaurants.

Destination	Distance
Cotteridge Park	0.1 miles
Bournville Railway Station	0.3 miles
Stirchely Village	0.5 miles
Cadbury World	0.6 miles
QE Hospital / University of Birmingham	2.5 miles
Birmingham City Centre	4 miles
Birmingham International Airport / NEC	9 miles



Description

The site comprises a predominantly rectangular shaped parcel of land with a right of way access between 52 & 54 Franklin Road. Formerly occupied by garages the site now affords a rare opportunity for residential development, subject to the necessary planning consent(s).

Site Area

The site extends to 0.4 acres or thereabouts.

Tenure

Freehold, with vacant possession

Planning

The site is considered suitable for residential development and a positive pre-app response has been received from Birmingham City Council, a copy of which is available upon request to the selling agents. No guarantee or warranty is offered in respect of such consents being available. All interested parties must make their own enquiries with Birmingham City Council Planning Department to satisfy themselves as to the suitability of any use they may propose.







Further Information

Services

Certain mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

Ground Conditions & Contamination

Prospective buyers must undertake their own investigations with regard to ground conditions and contamination and fully satisfy themselves as to the suitability of the site for any use they may propose.

Plans/Aerial Photographs

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

Rights of way, wayleaves, easements, restrictive covenants etc.

The site is sold subject to all rights of way documented or otherwise which are exercised over the site, whether mentioned in these particulars or not.

VAT

We are advised that VAT is not applicable.

Proposal

Unconditional offers are invited for the Freehold interest with vacant possession. All offers should be submitted in writing to jmattin@bondwolfe.com

Legal Costs

Each party is to be responsible for their own legal and surveyor's fees incurred in this transaction.

Anti-Money Laundering

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.

To arrange a viewing, please contact:

James Mattin

+44 (0) 121 525 0600
jmattin@bondwolfe.com

George Bassi

+44 (0) 121 524 2583
georgebassi@bondwolfe.com

Bond Wolfe

DISCLAIMER

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) all descriptions, dimensions, references to condition andnecessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.

Bond Wolfe is a trading name of Bond Wolfe Limited. Company Reg No: 11576880 Registered in England and Wales.

Registered office: The Counting House 61 Charlotte Street, Birmingham, B3 1PX