



FOR SALE



Freehold Residential Development Opportunity

1 Streetly Road, Stockland Green, Birmingham B23 7BH

OFFERS BASED ON:

£750,000

KEY FEATURES

Prominent corner location in Birmingham suburb.

Approximate site area of 0.19 hectares (0.48 acres).

Two separate pre-planning approved schemes.

Former bingo hall extending to 20,715 sq. ft. (1,924.53 sqm).

VAT not applicable.

FREEHOLD OFFERS BASED ON: £1,400,000



LOCATION

The site is prominently located at the junction of Streetly Road and Marsh Lane in Stockland Green to the north of Birmingham City Centre. Birmingham is the most populated city in the UK outside of London, with a total population just under 1.2 million. Stockland Green lies within the jurisdiction of Birmingham City Council.

The site lies approximately 7km north of Birmingham City Centre on an arterial road connecting to the northern suburbs. It is 1.75km from Junction 6 and it is a sustainable location where there are strong transport links.

Bus routes run along Streetly/Slade Road running north to south and along Marsh Hill/Reservoir Road going east to west providing strong links to Birmingham Centre and Birmingham's Core Employment Areas.

The closest train station is Erdington Station, which sits less than 1.5km to the east and there are 11 bus stops within 0.5km of the property, along the 5 major arterial routes

SITE DESCRIPTION

The site is approximately 0.19 hectares in size (0.48 acres) and comprises a vacant former bingo hall and cinema. The existing unused building rises to 6 storeys in height and heavily influences the character of the local high street shops directly opposite. The property was formerly a bingo hall extending to 20,715 sq. ft. (1,924.53 sqm) over ground, mezzanine, first and second.

The vernacular of the area is generally dwellings with heights of 2-3 storeys and over, with all immediate neighboring buildings having a substantial building footprint, such as The Village Green Inn. The local area is very urban and built up, with the 5-road junction being a district centre with many individual and local shops, pubs and restaurants.

Both Streetly Road and Marsh Lane are wide tree lined boulevards with setback buildings providing a calm, generous and open character to the area. The existing 6 storey bingo hall benefits from the tree lined boulevards.



ACCOMMODATION

Floor	Area (Sq.Ft.)	Area (Sq.M.)
Ground	11,126	1,033.61
Mezzanine	942	87.53
First	8,179	759.82
Second	469	43.57
Total	20,715	1,924.53

PROPOSED DEVELOPMENT

The vendor has gained two pre-planning approved designs as follows:-

DESIGN 1 (HAPPI – Sheltered Housing for over 55s) A pre-application approved design for 44-46 apartments over 3,844 sqm (41,376 sqft). Each 1B2P apartment being ~54-57 sqm (581-613 sqft), with ancillary accommodation to include 3 lounges, fitness studio, gym, laundry, staff and scooter rooms and other services.

DESIGN 2 (51-55 apartment build to rent scheme) – A pre-application approved design for between 51-55 apartments comprising a mix of 1, 2 and 3 bed NDSS compliant apartments, ranging from 38.4 to 62.4 sqm.

Copies of plans for both schemes along with the pre-app response are available upon request .

Alternative schemes may well be considered, and the vendor has also previously had plans drawn up for a 61- 63 unit scheme, for Housing Associations, Charities or other institutions focusing on short-term accommodation.

PLANNING ENQUIRIES

All planning enquiries should be directed to Birmingham City Council planning department on 0121 303 1115.



INDICATIVE PERSPECTIVE



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TENURE

Freehold with vacant possession.

VAT

We are advised that VAT is not applicable

GROUND CONDITIONS & CONTAMINATION

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

PLANS/AERIAL PHOTOGRAPHY

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.

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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.

PRICE

Offers based on £750,000 are invited on a subject to planning basis.

CONTACTS

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INDICATIVE PERSPECTIVE

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