



**FOR SALE**

Bond Wolfe  
**bw**



**Freehold Land And Garages With Residential Planning Consent**

Land & Garages to the rear of 9-49 Ravenshill Road,  
Birmingham, B14 4HL

OFFERS IN EXCESS OF:

**£225,000**

## KEY FEATURES

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Freehold land extending to 0.6 acre ( 0.24 hectare).

Currently comprising 71 garages with excellent rental potential.

Previous planning consent to develop part of the site for 3 bungalows.

Excellent residential development opportunity (subject to consent).

Popular residential location close to all amenities.

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**OFFERS IN EXCESS OF £225,000 ON AN UNCONDITIONAL BASIS**



## LOCATION

The site is situated to the rear of 9-49 Ravenshill Road and accessed between numbers 23 & 27. Situated in the popular residential area of Yardley Wood, the site lies just off Priory Road, approximately half a mile from Yardley Wood railway Station. Located equidistant from the A435 Alcester Road South and the A34 Stratford Road, the site lies approximately 4.5 miles south of Birmingham City Centre with good access to the M43 motorway and beyond.

## DESCRIPTION

The site extends to approximately 0.6 acres and currently comprises 71 lock up garages. Accessed between 23 & 27 Ravenshill Road, the gated entrance opens to a predominantly rectangular shaped site. Whilst provided excellent potential rental income from the garages the site previously had a planning consent for development of the northern end of the site to prove 3 x 2 bedroom bungalows whilst retaining 47 of the garages.

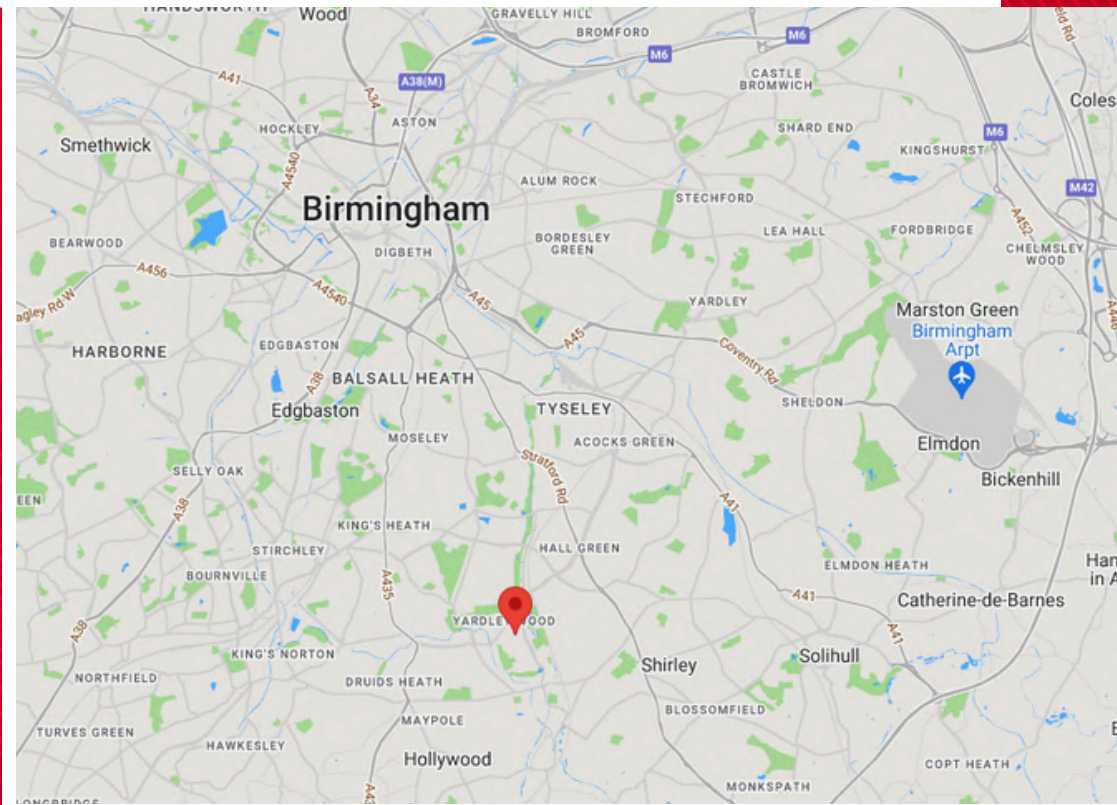
A variety of potential residential schemes would be deemed appropriate, subject to obtaining the necessary planning consent. Alternatively, retaining the full 71 garages would provide an excellent revenue stream.

## SITE AREA

0.6 acre ( 0.24 hectare)

## PLANNING

The site benefitted from a previous planning consent for the development of part of the site to provide 3 x 2 bedroom bungalows which lapsed in 2005. Enquiries as to potential residential development of the site should be directed to Birmingham City council planning department on 0121 303 1115



## 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 requirements.

## TENURE

Freehold.

## VAT

We are advised that VAT is not payable.

## LEGAL COSTS

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

## PRICE

Offers in excess of £225,000 are sought on an unconditional basis.

## 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.



# CONTACTS

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