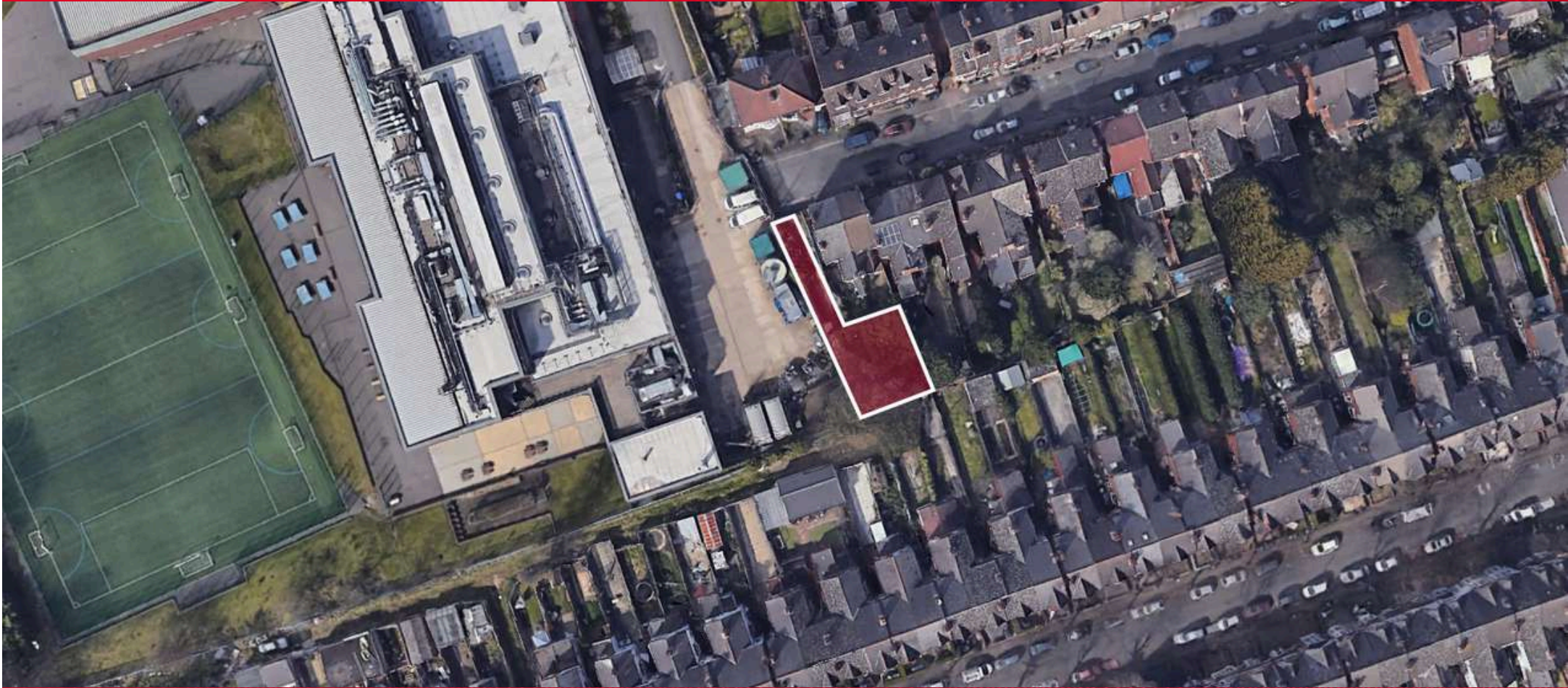




FOR SALE

Bond Wolfe
bw



**Freehold Former Engineering Workshop With Alternative Use Potential
(subject to planning)**

Land to the rear of 43-45 Hampton Road, Erdington,
Birmingham, B23 7JJ

OFFERS BASED ON:

£120,000

KEY FEATURES

Freehold former workshop with development potential (subject to consent).

Pre App for change of use to residential.

Site area 0.052 acre (0.021 hectare).

Deep frontage approach/parking area.

Situated in residential area adjacent to school.

Guide Price: Offers based on £12,000 for the Freehold interest



LOCATION

The site occupies a secluded position to the rear of residential properties at the end of Hampton Road, off Slade Road, in the Stockland Green area of Erdington. Situated adjacent to Stockland Green School, it is the ideal location for access to local shops, amenities, commuter routes, and bus connections at Stockland Greens central main road intersection with Slade Road.

Gravelly Hill Cross City Line Railway Station is 0.8 miles away and M6 Junction 6/A38 (M) Aston Expressway is 2.9km/1.8 miles by vehicle.

The site's own driveway can be found on the left hand side at the very end of Hampton Road.

DESCRIPTION

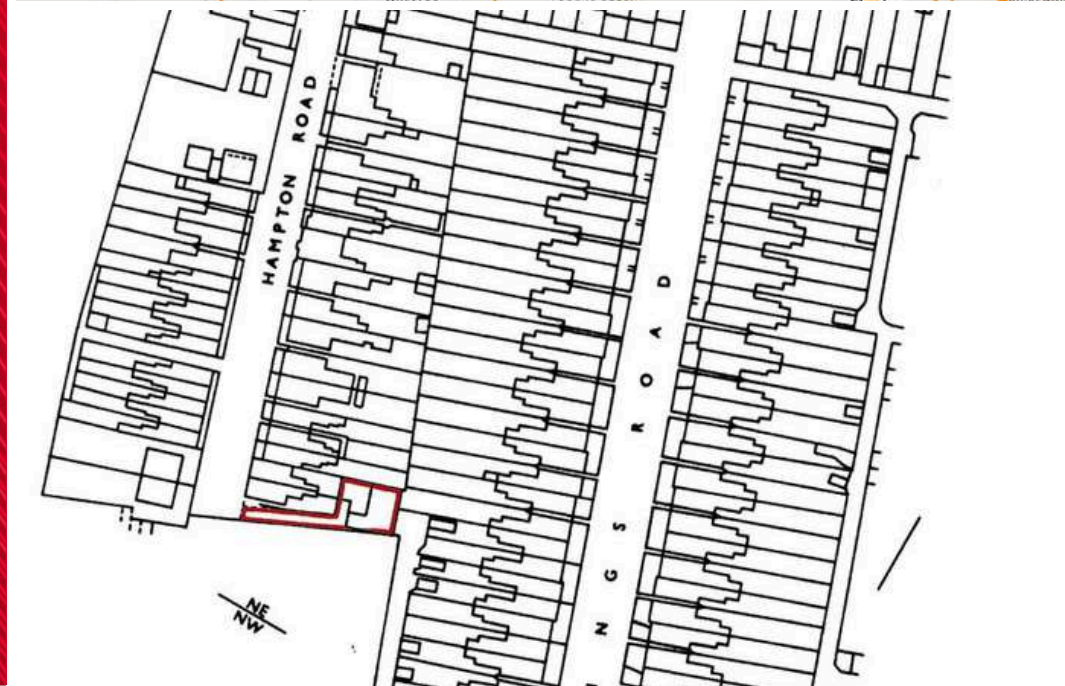
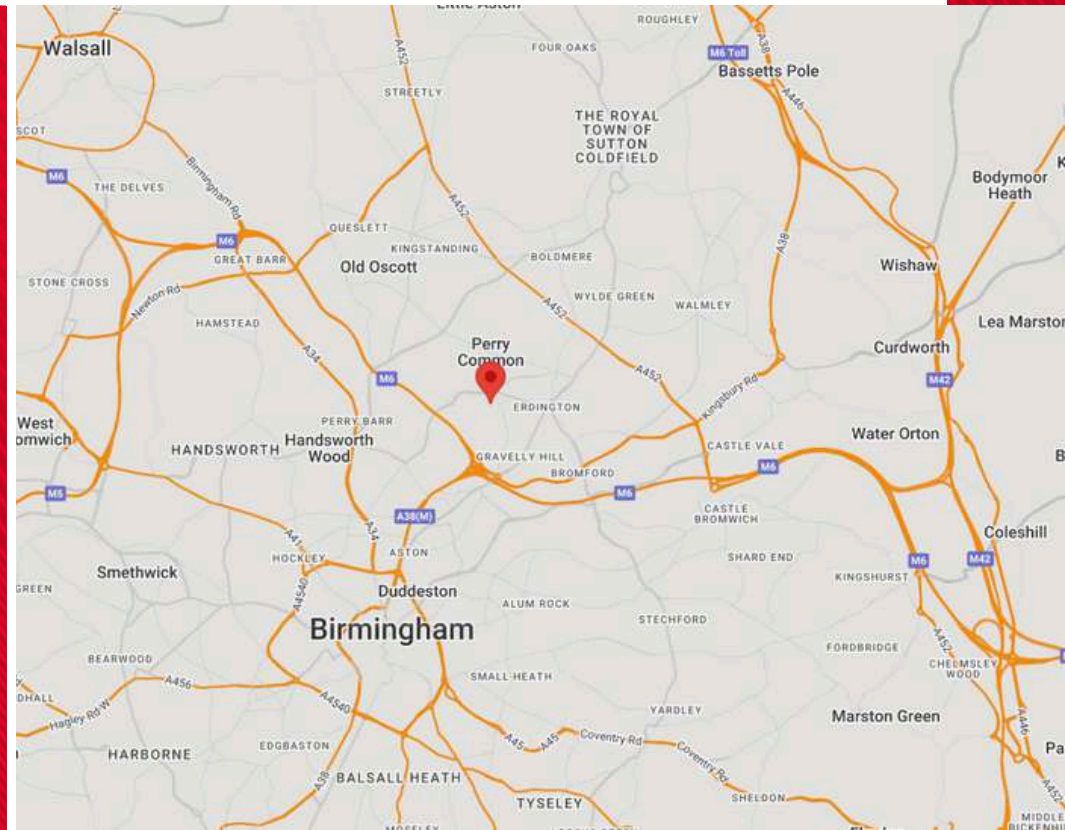
The property comprises a three-storey former workshop building, no longer in use. The site is accessed via a dedicated driveway from Hampton Road and lies within an established residential community in the Stockland Green area of the city, to the rear of Victorian terraced properties at Hampton Road and Kings Road. The surrounding area is dominated by two storey Victorian terraced houses, with the notable exception being Stockland Green School, which bounds the site to the west. Formerly an engineering metal spinning works, the property benefits from a deep frontage approach/parking area. The property is now considered suitable for alternative use, including residential, subject to obtaining the necessary consents.

PLANNING

A Pre application enquiry under application number, 2024/05829/PA was submitted for change of use of the existing building with 3 new flats utilising light wells and green walls. Further details are available upon request to the selling agents.

SERVICES

Certain mains services are believed to be available within the vicinity of the property but interested parties should independently satisfy themselves as to the availability and suitability of any mains services for their requirements.



RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.

The site is sold subject to, or with the benefit of any rights of way, wayleaves, restrictive covenants etc. which may exist whether mentioned in these particulars or not.

PLANS/AERIAL PHOTOGRAPHS

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

TENURE

Freehold. Vacant possession upon completion.

VAT

All prices quoted are exclusive of VAT, which may be applicable. Purchasers should satisfy themselves in this regard.

LEGAL COSTS

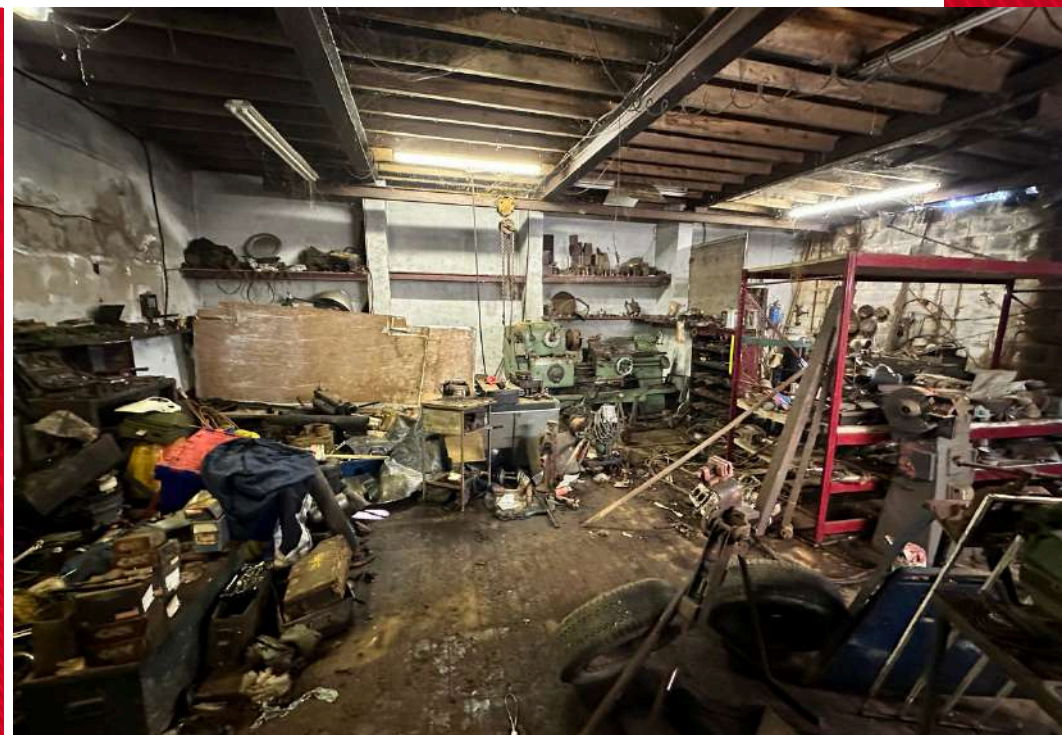
Each party is to be responsible for their own legal costs that may be incurred in this transaction.

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 £120,000 are invited for the Freehold interest.



CONTACTS

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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 and necessary 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.