



For Sale by Auction Unless Sold Prior

Wednesday 11th December 2024



**A Freehold Residential Development Opportunity on 0.75 Acre
with Planning Consent for 50 Apartments**

Former Ivy Leaf, 2296 Coventry Road, Sheldon, Birmingham, B26 3JR

GUIDE PRICE:

£1,220,000+
PLUS FEES

KEY FEATURES

- ▶ Prominent main road frontage
- ▶ Former social club with car park set on 0.75 acre
- ▶ Planning consent for 50 apartments, a ground floor retail unit and associated parking
- ▶ Potential for other uses (subject to consent)
- ▶ Freehold

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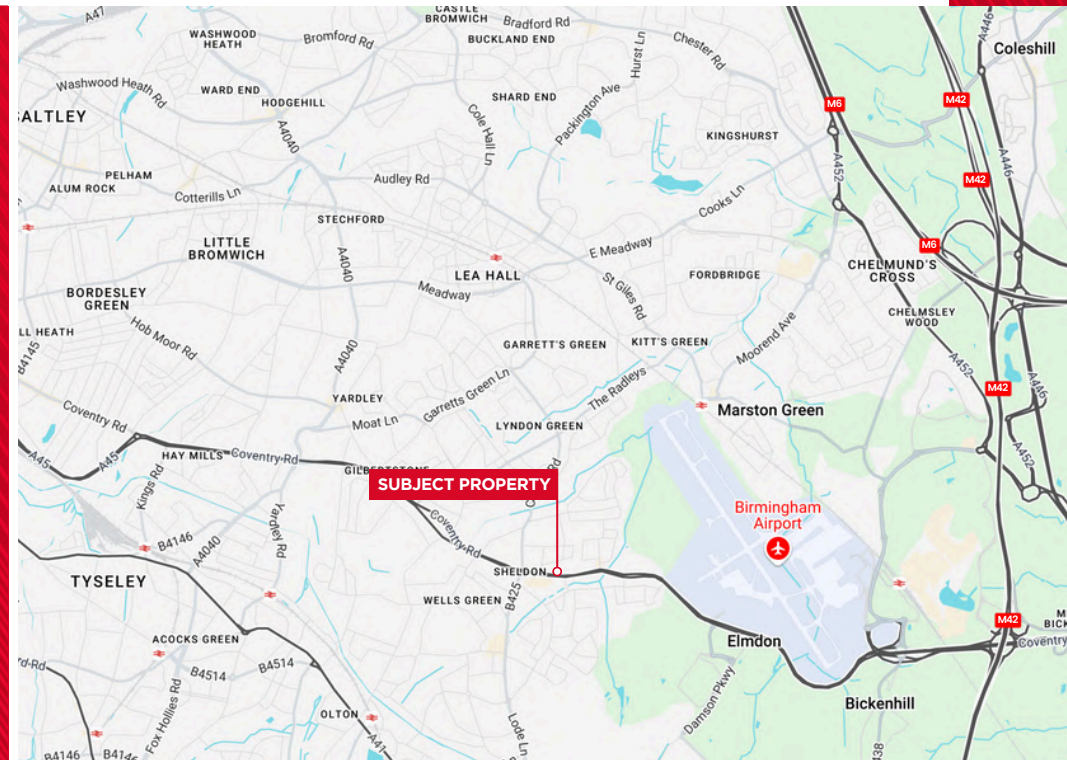


LOCATION

The site is located fronting the Coventry Road (A45) in the Sheldon area of Birmingham. The location provides easy access to Birmingham International Airport and Train Station, the National Motorway Network at M42 junction 6 and arterial access to both Birmingham city centre, Coventry city centre and Solihull town centre.

In addition to its direct transport links to Birmingham city centre & Solihull, future plans include sprint network routes to HS2, making journeys to London in just 49 minutes.

Sheldon retail park is located within walking distance of the site and is anchored by Marks & Spencer Food and Morrisons with additional occupiers including B&M, The Gym Group.



DESCRIPTION

The site currently consists of a former social club building, featuring a combination of architectural elements. The structure includes both a three-storey and a single-storey section, constructed with masonry materials. The building is characterised by a mixture of flat and barrel-vaulted roofs, contributing to its distinctive design. The multi-level configuration offers flexibility for redevelopment, while the existing structure provides a solid foundation for potential conversion or expansion. Given its current state, the site presents significant opportunities for repurposing or redevelopment, subject to planning consents.



ACCOMMODATION

The existing building measures approximately 14,646 ft² (1,361 M²).

PLANNING

Under application number 2021/06275/PA, planning consent was granted for the demolition of the existing structures and the creation of 50 apartments, a ground floor retail unit and associated parking.

SITE AREA

A site area of approximately 0.75 acres

SERVICES

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, or with the benefit of any rights of way, wayleaves, restrictive covenants etc. which may exist whether mentioned in these particulars or not.

TENURE

Freehold

EPC

Available upon request.

VAT

We are advised that VAT is not applicable.

GUIDE PRICE

£1,220,000 plus (plus fees). The property is due to be offered for sale by auction on December 11th 2024, although pre auction offers may be considered.

LEGAL PACK

A full legal pack will be available to view via the auctioneer's website, bondwolfe.com

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.



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