



**indicative Purposes Only**

## All Saints Street

All Saints Street, Hockley, Birmingham, B18 7RL

### **Vacant Brownfield Site Outside of Clean Air Zone**

**1.40 Acres**  
(0.57 Hectares)

- Brownfield Site
- Outside of ULEZ
- 1.4 Acres
- Potential Development Opportunity

# All Saints Street, Hockley, Birmingham, B18 7RL

## Description

A former Church and School site which has been unoccupied since before 2015.

A vacant Brownfield site which is broadly rectangular in shape which tapers to its westerly border.

The surface is predominantly level, with a gradual slope towards All Sains Street and requires some remediation to remove vegetation.

The site could be suitable for a range of uses and occupation types subject to the requisite planning permissions being approved.

## Location

The site is located to the west of All Saints Street, in the Hockley area of Birmingham.

All Saints Street is accessed from Pitsford Street which in turn is off Icknield Street (A4540) Birmingham middle ring road on the outskirts of the historic Jewellery Quarter.

The middle ring road provides access to all arterial roads out of the city centre including the A34 and A38 (M) Aston Expressway, which provides access to the national motorway network approximately 4 miles north of the subject site.

Birmingham city centre lies approximately one mile to the south east.

## Accommodation

1.4 Acres (0.57 Hectares) Approximately.

## Term

Offers invited on an Unconditional or Subject to Planning Basis.

Alternatively, short-term rental offers may also be considered.

## Tenure

The property will be offered freehold or virtual freehold (999 years), Subject to Contract.

## Title Numbers

WM116832 / MM143181

## VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

## Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

## EPC

Not applicable.

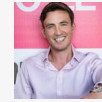
## Planning Permission



## Summary

<b>Available Size</b>	1.40 Acres
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - No building present

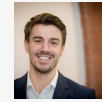
## Viewing & Further Information



### Edward Siddall-Jones

0121 638 0500 | 07803 571 891

edward@siddalljones.com



### Ryan Lynch

0121 638 0800 | 07710022800

ryan@siddalljones.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/05/2024

The site has lay dormant for several years however prior to that it was used as open-air storage, and before that for Church and Education uses.

All interested parties should satisfy themselves regarding planning permission on the site.

### **Services**

We understand that the site does not benefit from any mains services however all interested parties are required to satisfy themselves in this regard.

### **Anti-Money Laundering**

The successful bidder will be required to provide two forms of ID and proof / source of the funding to satisfy anti-money laundering protocols.

### **Viewing**

The site can be viewed externally however site visits can be arranged via the sole agent Siddall Jones on 0121 638 0500.