



angelestates
your housing guardians

LAND AT REAR OF RECTORY GROVE, WINSON GREEN, B18 5SG



IRREGULAR SHAPED PARCEL OF LAND IS NOW AVAILABLE VIA PRIVATE TREATY SALE. CONVENIENT LOCATION & ACCESSED VIA METAL GATES AND DRIVEWAY ONTO SITE. POTENTIAL HIGH DEMAND FOR PARKING WITHIN LOCAL AREA (NO PLANNING PERMISSION GRANTED). CALL TO ARRANGE YOU'RE A VIEWING AND JUDGE FOR YOURSELVES!

- IRREGULAR SHAPED PARCEL OF LAND
- SECURE METAL GATED ACCESS
- COMMUNAL ENTRANCE TO SITE
- POTENTIALLY HIGH RENTAL DEMAND
- APPROXIMATE AREA 1,200 m²/4,000 ft²
- FREEHOLD TENURE
- FOUR PARKING BAYS/SPACES
- NO PLANNING PERMISSION GRANTED
- NEARBY MANY LOCAL AMENITIES
- **ENERGY RATING – N/a**

For Sale: Guide Price £39,750

Rectory Road, Winson Green, B18 5SG

Site Description:

A rare opportunity to acquire a **FREEHOLD** parcel of land comprising of driveway and yard along with FOUR allocated (marked-out) parking spaces.

The site comprises of an irregular shaped parcel of land extending to a gross site area of approximately 4,000 square feet/1,200 square meters and is situated off which leads off Rectory Grove, Winson Green (near A4040) and can be accessed via private driveway via metal lockable double gates or via pedestrian footpath from within the cul-de-sac.

Due to the lack of parking and storage space within the locality, there's untold potential for rental opportunities either individually or collectively.

Please Note:

Angel Estates have not formally measured the site area and prospective purchasers should satisfy themselves as to the full extent of the site.

Location:

The site is located in a predominantly surrounded by residential housing about 2.5 miles North-West of Birmingham City Centre and is conveniently located nearby shops, transport routes and other amenities.

Other commercial centres such as Oldbury, West Bromwich and Sutton Coldfield are between 3.9 and 8.0 miles respectively whilst the Motorway network can be accessed via M5 Junction 1 at West Bromwich which is approximately 2.4 miles away.

Town Planning:

The site is situated within North-West Birmingham and currently has no planning application that has been submitted or pending by the current owner.

All planning enquiries should be directed to Local Planning Authority at Birmingham City Council.

Energy Performance Certificate:

Not required.

Ground Conditions & Contamination:

Prospective purchasers must undertake their own investigations relative to ground conditions and contamination and independently satisfy themselves as to suitability of the site for any development or other use they may propose.

Rights of Way, Wayleaves, Easements, Restrictive Covenants, etc.

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

For further information in this regard, please refer to your Solicitor for further guidance and legal advice.

Legal Costs:

All parties are responsible for their own legal costs as per any land transaction and we recommend seeking suitable professional legal advice.

Tenure:

We understand that the site is Freehold under **Title Number: - WM 315818**. For further information in respect of tenure and any other legal aspects, please refer to the legal pack.

Services:

Mains services are understood to be available within the nearby cul-de-sac and the vicinity of the site, but all prospective buyers should make their own enquiries as to the suitability of services for their individual requirements and/or re-development plans.

Viewing Arrangements:

All viewings must be by appointment only and subsequent offers must be in writing.



THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.