



FOR SALE

Freehold Residential Development Opportunity With Planning Permission

Land to the rear of 171-175 Yardley Road Acocks Green Birmingham B27 6NA



Est. 1983

Property Highlights

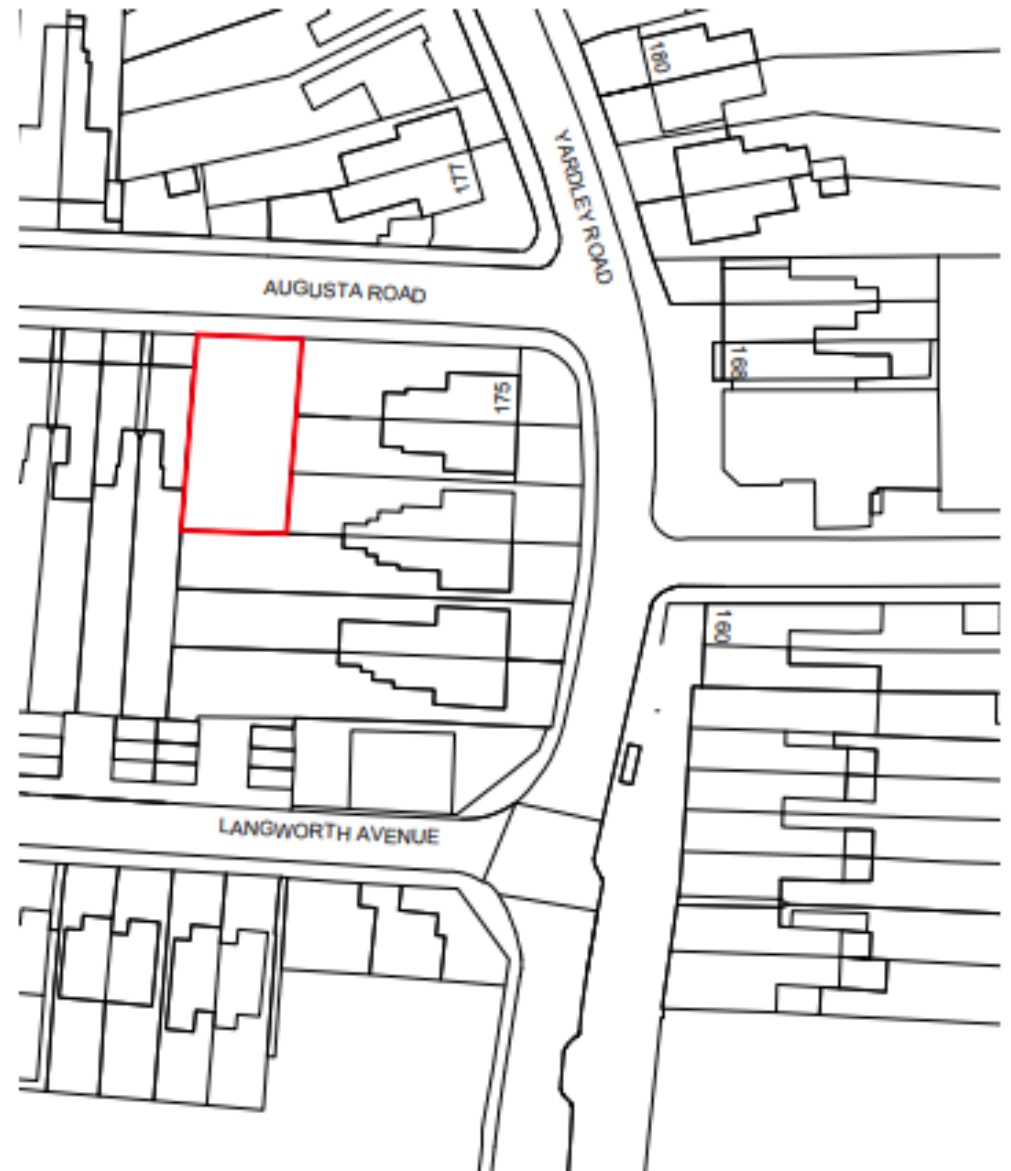
Planning consent granted in Dec 2022 for the development of a detached dwelling.

Permission for a 3 bedroom detached house extending to 143 sq m (internal gross area).

Popular residential location fronting Augusta Road.

Site area - 310 sq m (0.076 acre).

Freehold - Offers based on £125,000



Description

A predominantly rectangular shaped parcel of land extending to 310 sq m (0.076 acre), located to the rear of 171-175 Yardley Road and fronting Augusta Road.

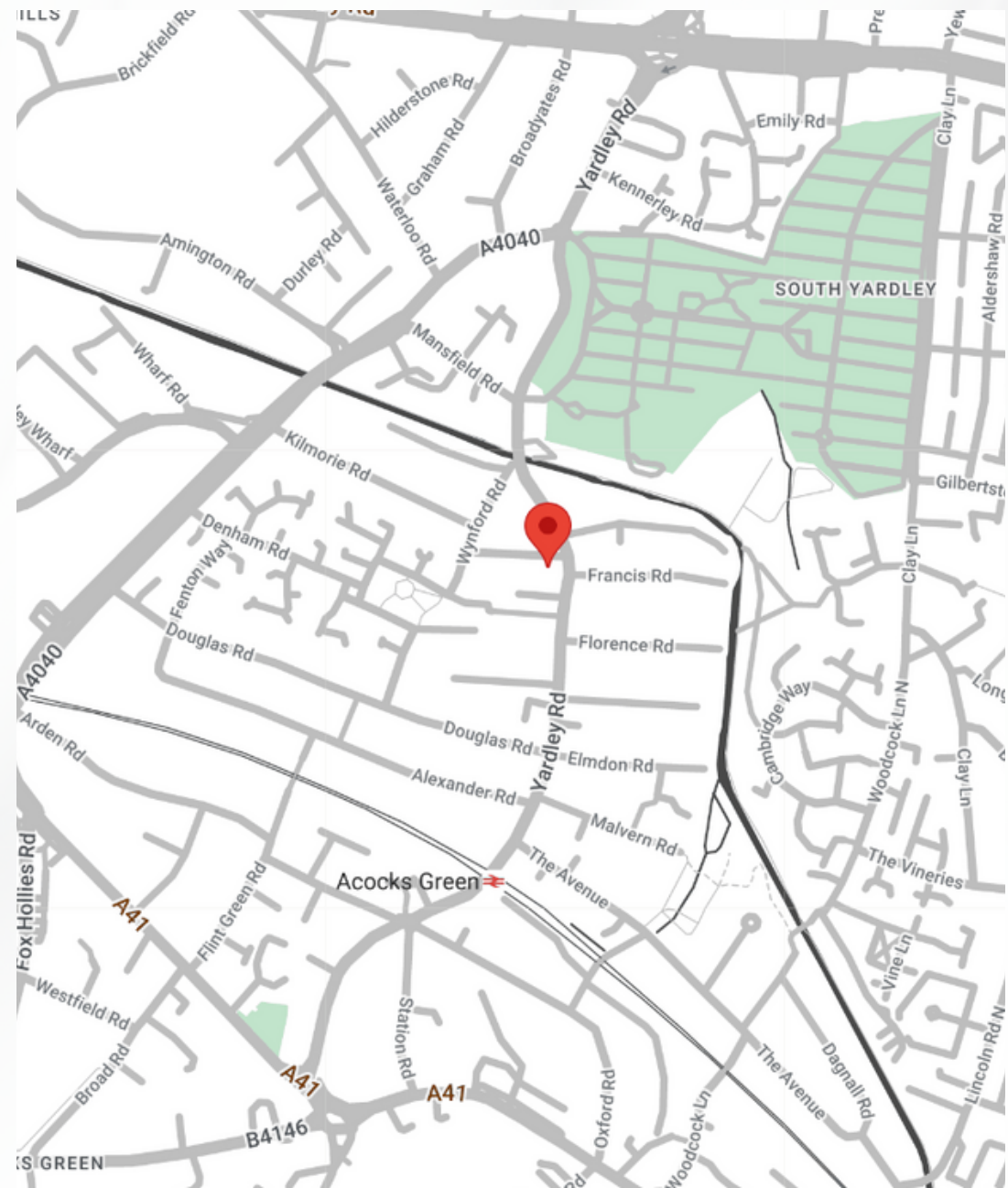
The site allows for the development of a 3 bedroom detached dwelling, although other schemes maybe deemed suitable subject to the necessary consents.

Location

The site is located to the rear of numbers 171-175 Yardley Road in the popular residential district of Acocks Green.

The property fronts Augusta Road which leads directly off the B4146 Yardley Road, which in turn runs from the main A41 Warwick Road and all its local amenities.

The site lies approximately 0.5 mile from Acocks Green railway station with frequent services to Birmingham Snow Hill (9 minutes) and Solihull (6 minutes).



Planning

Under planning application number 2022/07981/PA, the site benefits from planning consent for the development of a 3 bedroom detached dwelling.

The proposed dwelling extends to 143 sq m (gross internal area) and will comprise spacious family accommodation.

Proposed Accommodation

Ground Floor - Reception Hallway , Living Room, Kitchen/Dining Room, Study, WC.

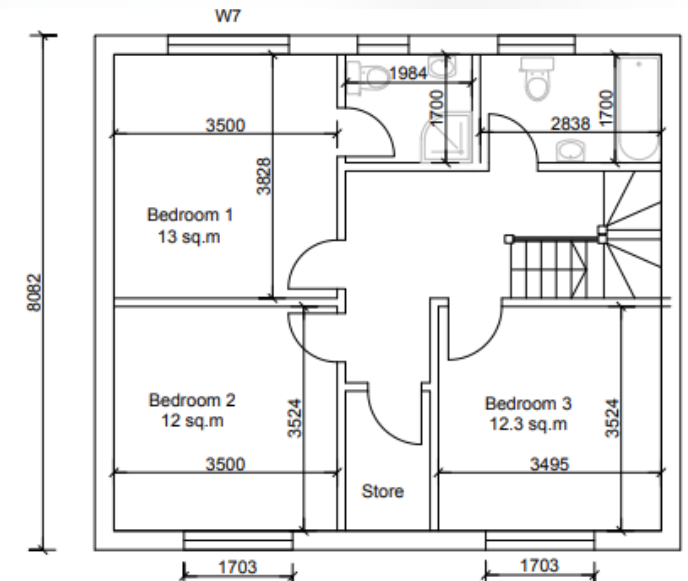
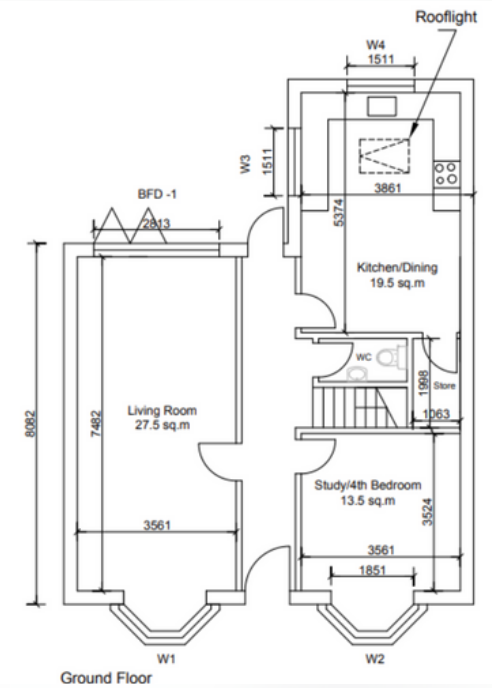
First Floor - 3 bedrooms (with ensuite to the Bedroom 1) & house bathroom.

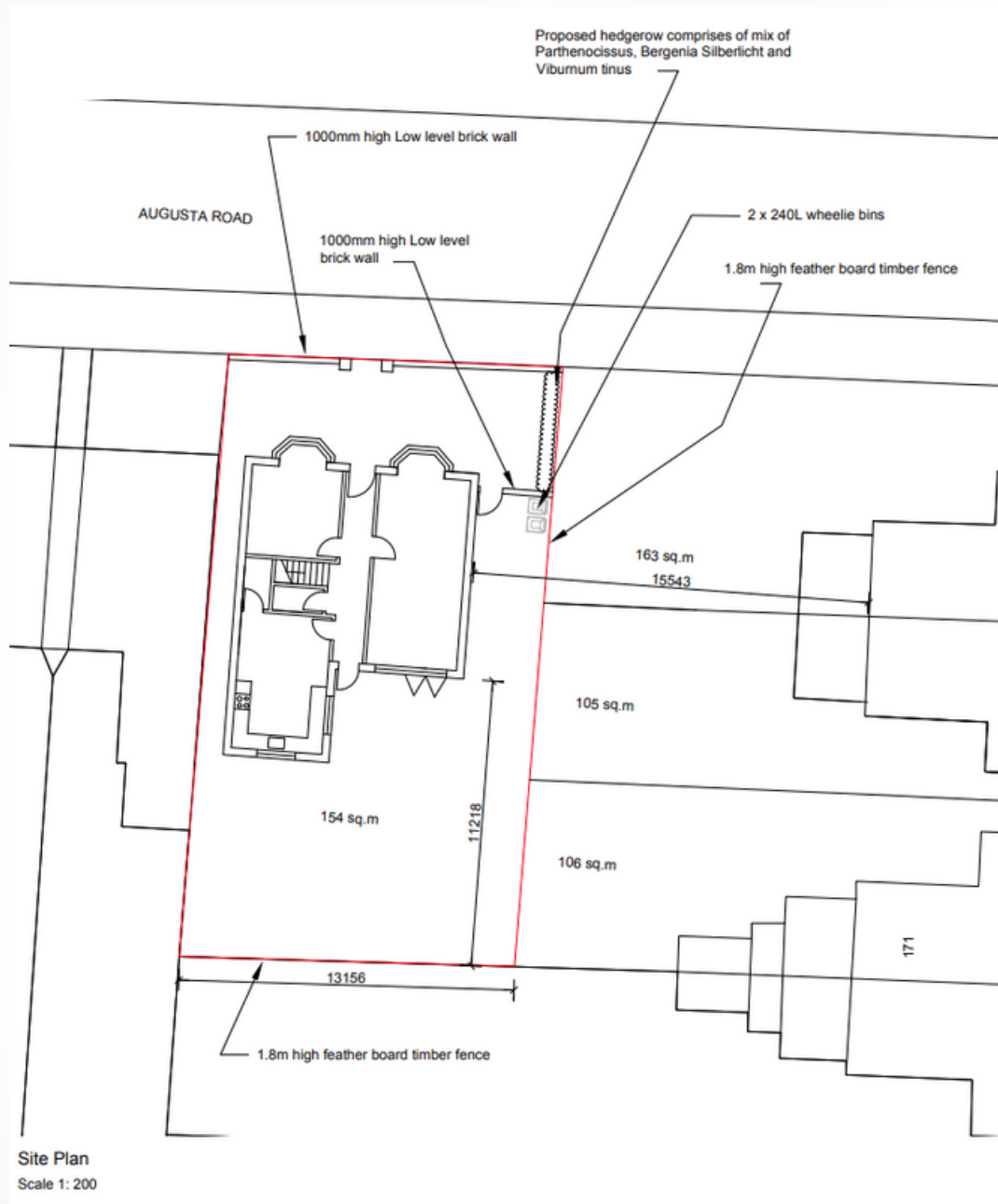
Services

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.

Plans/Aerial Photographs

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





Ground Conditions & Contamination

We are advised that ground investigation works have been carried out with no contamination found. A copy of the reports are available on request.

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.

EPC

Available on request.

VAT

We are advised that VAT is not payable.

Legal Costs

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

Anti-Money Laundering

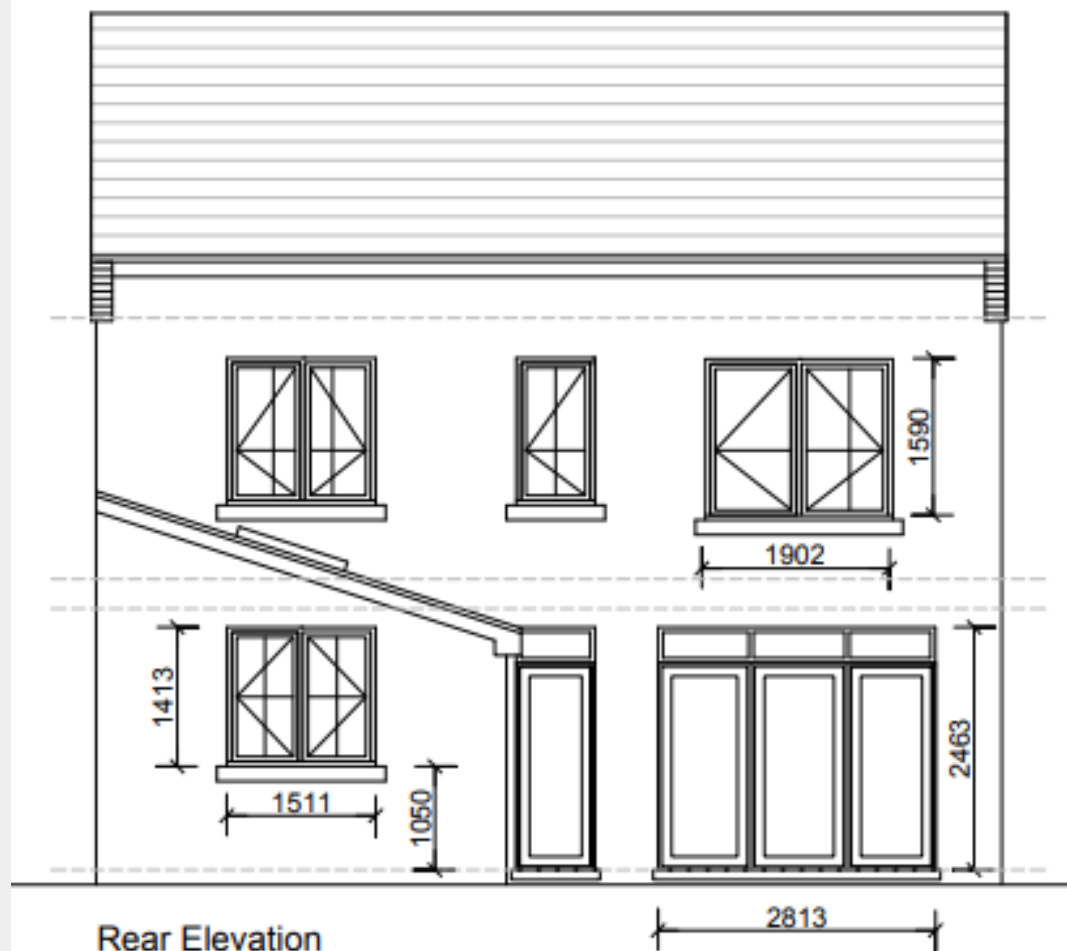
In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

Price

Offers based on £125,000 for the Freehold interest.



Front Elevation



Rear Elevation



For Further Information & Viewings

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