

For Sale

Site extending to 0.809 acres (3,278 m²)
which is on the Brownfield Land
Register



THE BIRCHES, 98 NEW ROAD, BROMSGROVE, B60 2LB

- L shaped site which extends to 0.809 acres (3,278 m²)
- Existing two storey L shaped building with a gross internal area of 7,834 ft² (727.80 m²)
- Vehicle access from New Road
- Situated within the Aston Fields area of Bromsgrove and 0.5 miles from Bromsgrove Town Centre
- The Birches is entered onto the Brownfield Land Register, a list of sites identified as suitable for housing (subject to planning)



GJS | Dillon

The Commercial Property Consultants

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Location

The Birches is located within the Aston Fields area of Bromsgrove. Bromsgrove is a busy Worcestershire market town with easy access to the motorway network with Junction 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway being within three miles of the town centre, giving access to the Midlands motorway network.

Birmingham City Centre is situated approximately 13 miles to the north and Worcester City Centre is situated approximately 12 miles to the South.

Bromsgrove mainline railway station which is situated 0.5 miles to the south of the site, provides a regular service to Worcester Foregate Street and Birmingham New Street stations.

Description

The Birches sits within an L shape site that extends to 0.809 acres (3,278 m²) with vehicle access from New Road. There is a two storey L shaped building on site, which we understand was formerly used as a Family Support Centre by Worcestershire County Council.

The site is flat and ideally suited for residential development or alternative uses (subject to planning).



Guide Price
Offers in excess of £995,000

Energy Performance Certificate (EPC)

The building has an energy performance rating of C (73)

Tenure

The property is available by way of the sale of the freehold.

Legal Costs

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

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
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The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region



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