

The logo for 'CHANGE HOMES' features a circular icon on the left containing a stylized house with a chimney and a circular arrow around it. To the right of the icon, the word 'CHANGE' is written in a bold, yellow, sans-serif font, and the word 'HOMES' is written below it in a bold, teal, sans-serif font.

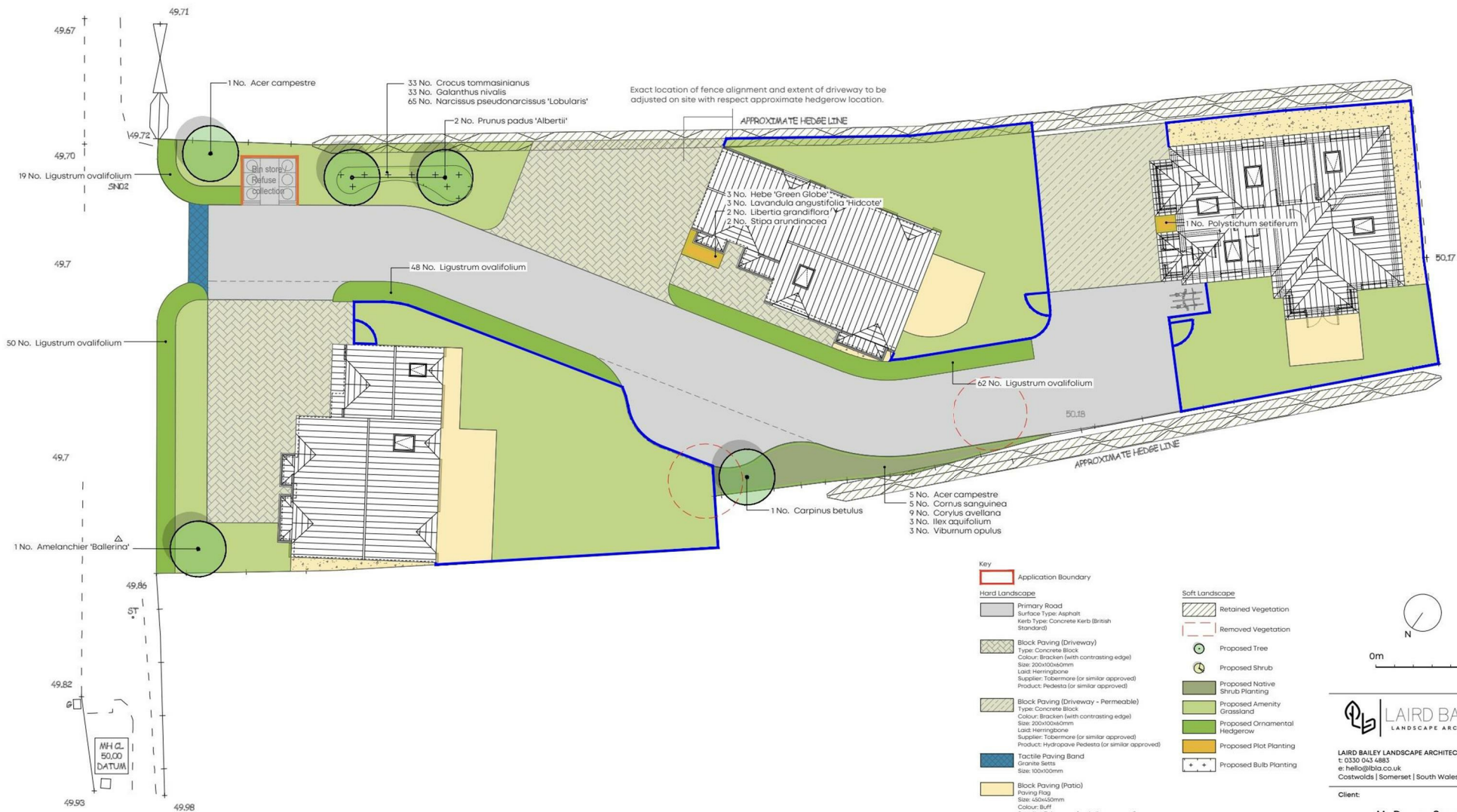
CHANGE HOMES



Post Office Alcester Road, Birmingham, B48 7HZ

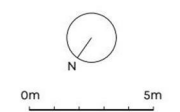
Asking price £375,000





- Key**
- Application Boundary
- Hard Landscape**
- Primary Road
Surface Type: Asphalt
Kerb Type: Concrete Kerb (British Standard)
 - Block Paving (Driveway)
Type: Concrete Block
Colour: Bracken (with contrasting edge)
Size: 200x100x50mm
Laid: Herringbone
Supplier: Tobermore (or similar approved)
Product: Pedesta (or similar approved)
 - Block Paving (Driveway - Permeable)
Type: Concrete Block
Colour: Bracken (with contrasting edge)
Size: 200x100x50mm
Laid: Herringbone
Supplier: Tobermore (or similar approved)
Product: Hydrapave Pedesta (or similar approved)
 - Tactile Paving Band
Granite Sets
Size: 100x100mm
 - Block Paving (Plat) Paving Flag
Size: 650x50mm
Colour: Buff
Supplier: Tobermore (or similar approved)
Product: River Flags (or similar approved)
 - Decorative Aggregate
Size: 20-40mm
Colour: Buff
 - Acoustic Fence
Supplier: Jacksons (or similar approved)
Product: JAKOUSTIC Reflective (or similar approved)
Height: 2000mm
Gate: JAKOUSTIC Single Leaf Gate with Capping (2000mm high)
Installation - In line with manufacturers recommendations
 - Timber Slatted Fence
Supplier: Jacksons (or similar approved)
Product: Venetian Fence Panels (or similar approved)
Height: 1200mm
Installation - In line with manufacturers recommendations

- Soft Landscape**
- Retained Vegetation
 - Removed Vegetation
 - Proposed Tree
 - Proposed Shrub
 - Proposed Native Shrub Planting
 - Proposed Amenity Grassland
 - Proposed Ornamental Hedgerow
 - Proposed Plot Planting
 - Proposed Bulb Planting



LAIRD BAILEY
LANDSCAPE ARCHITECTS

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Client:
Mr Darren Swann

Project Title:
The Old Post Office, Portway

Drawing Title:
Detailed Hard and Soft Landscape Proposals (Sheet 1 of 2)

Date: 08 February 2024
Drawing Number: LB461_D01
Scale: 1:100 at A1
Status: Draft

Drawn By: AL
Checked by: XXXX
Revision: -
Use: Planning

Asking price £375,000

Post Office Alcester Road

Birmingham, B48 7HZ

- Development Opportunity
- Available Immediately
- Sympathetic Design
- Great Transport Links
- Full Planning Permission
- No Chain
- Reserved Matters Granted
- Good Location

NEW PRICE

A rare opportunity to acquire a 0.31 acre site on the Alcester Road, with full planning permission for 3 x detached new build properties. The former post office has been out of use for some time however has now had its potential unlocked via the relevant permissions secured by the current owner.

The site briefly comprises of 2 x 4 bed family homes and 1 x 2 bed bungalow with a GIA totalling over 3,224 square foot. With reserved matters approved, this is a fantastic proposal for a developer looking for a site that's immediately available and with a quick turnaround. Full planning information can be seen via the Bromsgrove planning portal, application number: 24/00183/REM and 20/01363/OUT.

With a high ceiling price in the vicinity and a low supply of new builds, the gross development value is an exciting overall prospect. Transport links are plentiful being located near the M42 with easy access in to both Birmingham and Solihull, as well as being just a 10 minute drive from Wythall.

All viewing enquiries and interest to be lodged to Jack Kirby at ChangeHomes on the details provided. ChangeHomes to be retained for the sale of new build properties. Enquire today to find out more!





Directions





Portway House

The Old Post Office

Ruin

The Croft

The Timbers

Denford

South

EI

RH

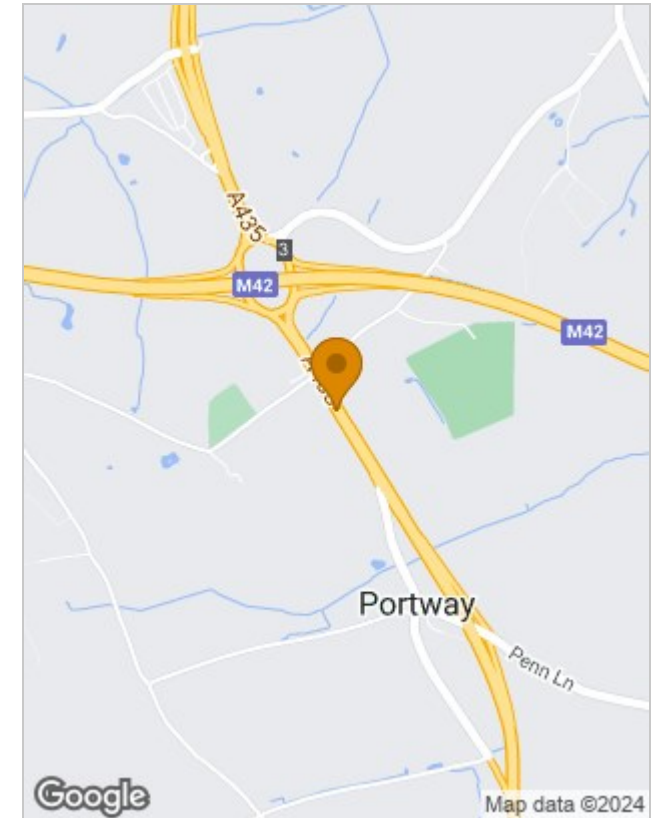
FW

Und

Floor Plans



Location Map



Energy Performance Graph

Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Estate Agency | Financial Services | New Homes | Legal services |



Contact us: Knowle 01564 791 130 or Warwick 01926 830 726

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