

FOR SALE FREEHOLD - OFFERS INVITED
LAND TO THE REAR OF THE COLLEGE ARMS, 976 STRATFORD ROAD, HALL GREEN, BIRMINGHAM, WEST MIDLANDS, B28 8BJ



- Residential development opportunity (STP) located to the rear of the College Arms pub in Hall Green
- Access is obtained from Shaftmoor Lane (B4217)
- Site area of around 0.85 acres
- Freehold unconditional and conditional offers invited (STP)
- Likely to be of interest to local/regional developers, builders and investors

Location

Hall Green is an area in south east Birmingham with a population of circa 25,000 residents. The College Arms is situated on the junction of Stratford Road (A34), a major transport route for traffic coming in and out of Birmingham and Shaftmoor Lane (B4217). The site is surrounded by a mix of residential and commercial properties and is in close proximity to Hall Green train station.

The parcel of land forms part of the College Arms' title and is located to the rear of the pub. It comprises of a large tarmac car park and separate bowling green which is let to the Trustees of the College Arms Crown Green Bowls Club. The total site area is around 0.98 acres.

The site has development potential and an indicative scheme for 4 town houses has been drawn up to show interested parties a potential scheme (STP) at the site. To emphasise that the scheme plan is indicative only and interested parties should make their own enquiries regarding the potential for development on site. The scheme plan is shown on page 3. Further details are available on request.

The site represents an exciting opportunity to create an attractive residential scheme, subject to gaining the necessary planning permissions. It is likely to be of interest to local/regional developers, builders and investors.

Tenure

Freehold and subject to an occupational lease on part of the site to the Trustees of the College Arms Crown Green Bowls Club. The passing rent is £100.00 per annum and the lease is held for a term of 10 years from 18th January 2024. Further details are available on request.

The demise of the site is shown for guidance purposes on page 1 and is outlined in blue and includes the bowling green.

Planning & Development

We have been advised that the site is not in a flood zone, not a listed building, nor in a conservation area.

However, all parties must satisfy their own enquiries.

Local Authority

Birmingham City Council, Council House, Victoria Square Birmingham, B1 1BB:

<https://www.birmingham.gov.uk/>

Highways

The purchaser will grant a right of access through the existing access point from Shaftmoor Lane, albeit will reserve rights to amend / relocate route into the land being sold in the future.

CIL & S106

We understand that there is no Community Infrastructure Levy payable, but purchasers should rely on their own enquiries. A S106 agreement may apply and purchasers should rely on their own enquiries.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

VAT

VAT is applicable on the sale of the site.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

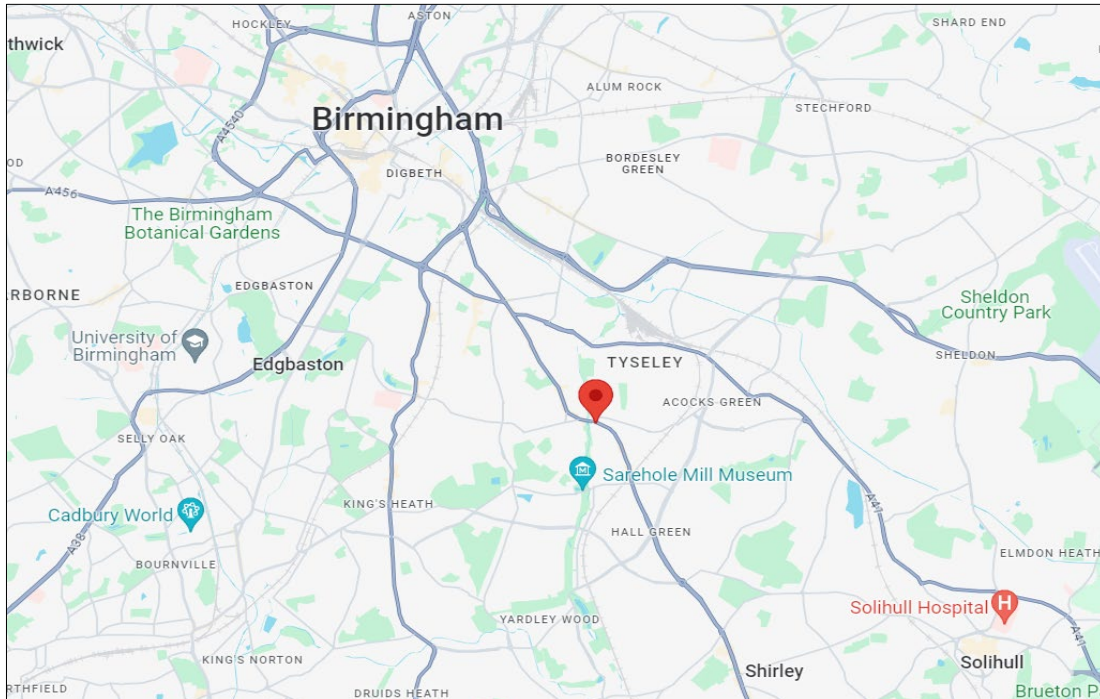


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Location Plan



Indicative Scheme



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