

**5,382 Sq Ft**  
(Approx)

## 21A Sandford Road Moseley Birmingham B13 9BP

Land For Sale - Planning Permission Granted No.2  
4 Bedroom Detached Houses

Price  
**£375,000**

**Thistle**  
estates



## PROPERTY OVERVIEW:

A Unique Opportunity to Acquire a Prime Building Plot in a Desirable Location.

We are delighted to present 21A Sandford Road, a sizable building plot with full planning permission, situated in the highly sought-after area of Moseley, Birmingham. This exceptional opportunity is perfect for self-build enthusiasts, small developers, or investors looking to create bespoke homes in a thriving and prestigious community.

## KEY FEATURES:

- **Wide Frontage:** Ideal for two four-bedroom detached houses, complete with parking and electric vehicle charging ports.
- **Additional Development Potential:** A vacant plot within the site offers scope for further development (subject to planning permission).
- **Planning & Documentation:**
- **Full planning permission granted.**
- **Working drawings for building regulations** are available, streamlining the build process.
- **Good Infrastructure:** All utilities (mains gas, electric, water, and drainage) are readily available (subject to application).
- **On-Site Access:** Convenient and efficient access for construction.
- **Professional Services:** Optional support available for surveys, project management, and cost management (subject to fees).

## LOCATION:

Moseley is renowned for its vibrant community, charming streets, and excellent amenities. 21A Sandford Road offers the perfect blend of tranquillity and convenience:

**Shopping & Dining:** Moseley Village boasts an array of boutique shops, independent cafes, restaurants, and pubs.

**Transport Links:** Easy access to Birmingham city centre, major motorways, and public transport options.

**Education:** Close to excellent schools, including Moseley School and Sixth Form and King Edward VI Camp Hill Schools.

**Recreation:** Nearby parks such as Cannon Hill Park and Moseley Park provide green spaces for relaxation and leisure.

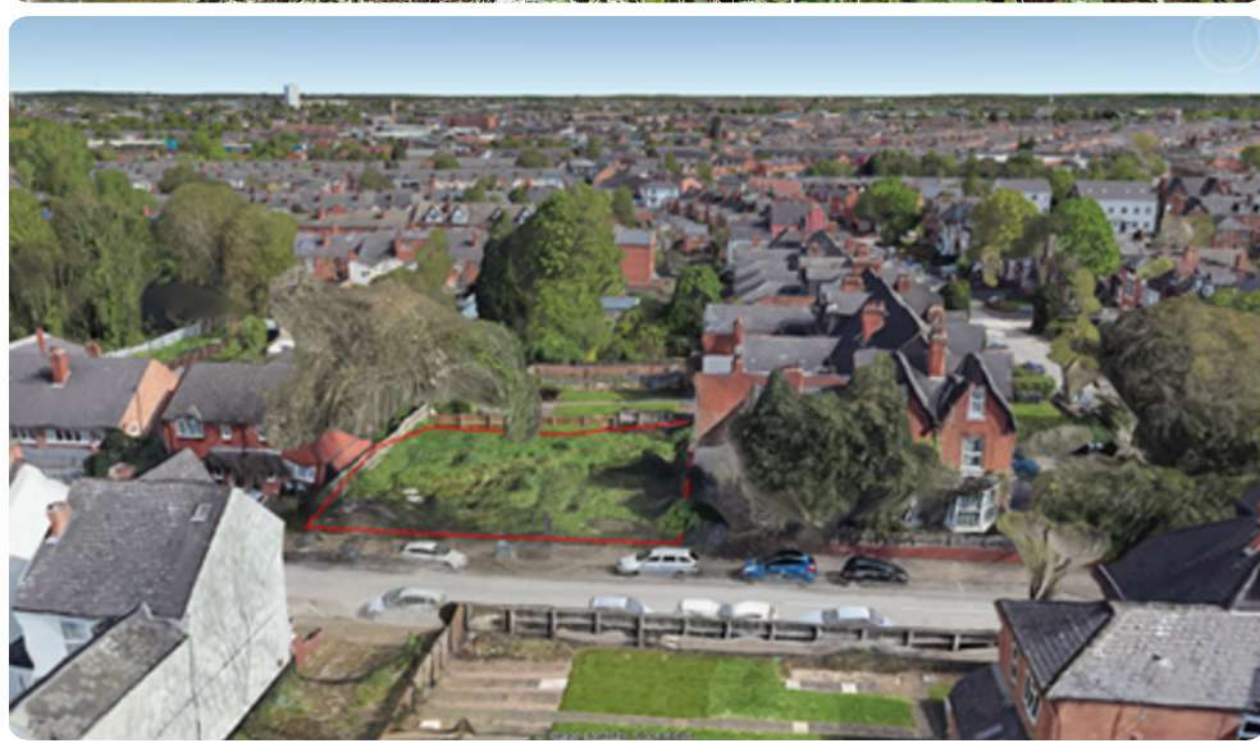
**Cultural Hotspot:** Moseley hosts regular events like the Moseley Folk Festival, adding to its lively atmosphere.



**PROPOSED STREET VIEW ELEVATION 1:100**



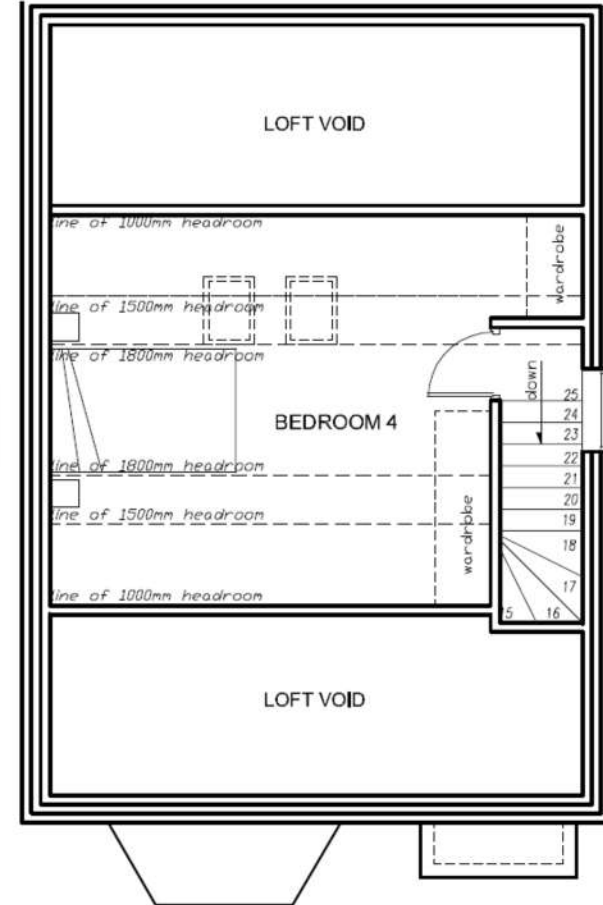
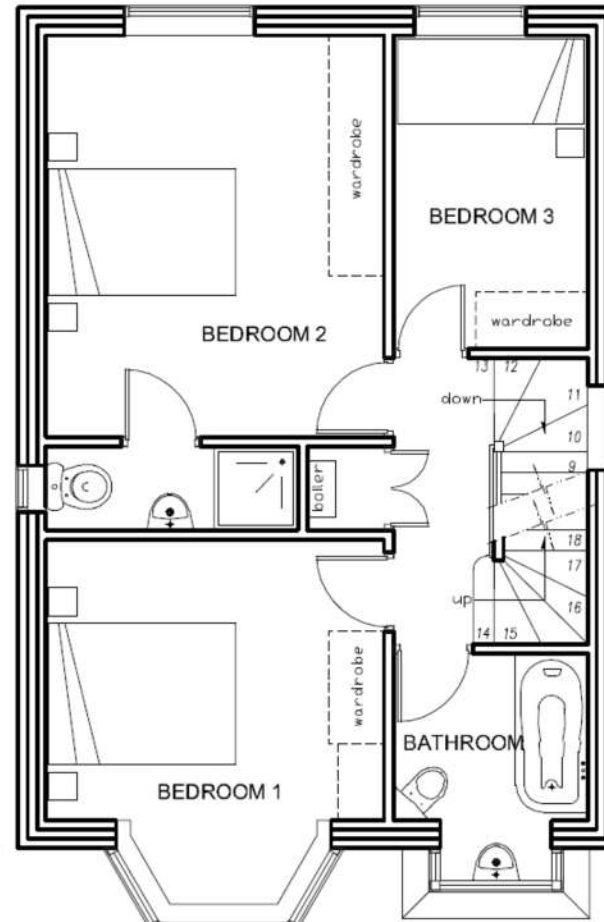
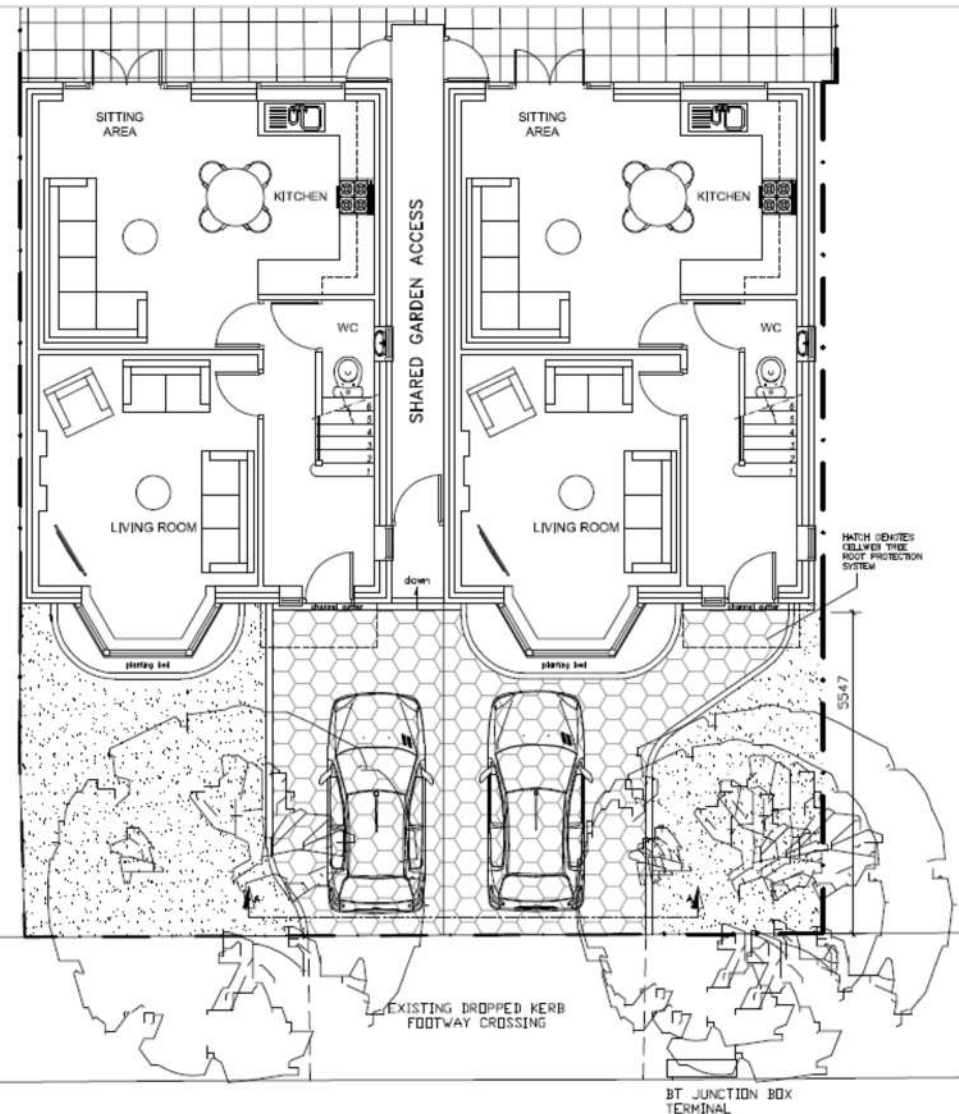






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**NOTE :** Please note that this plan has been drawn for illustrative and identification purposes only.

#### AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

#### VIEWINGS & APPOINTMENTS

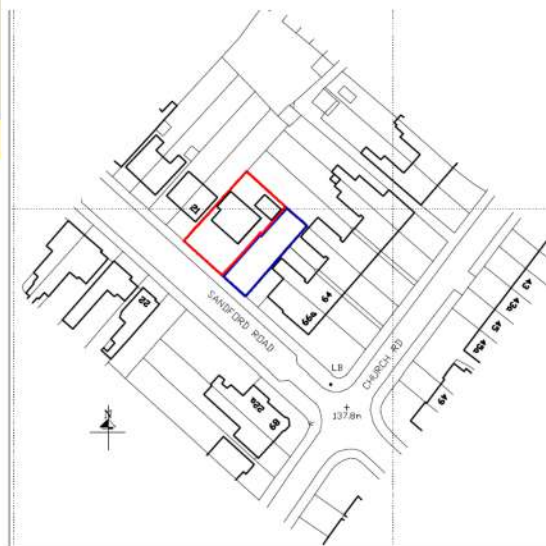
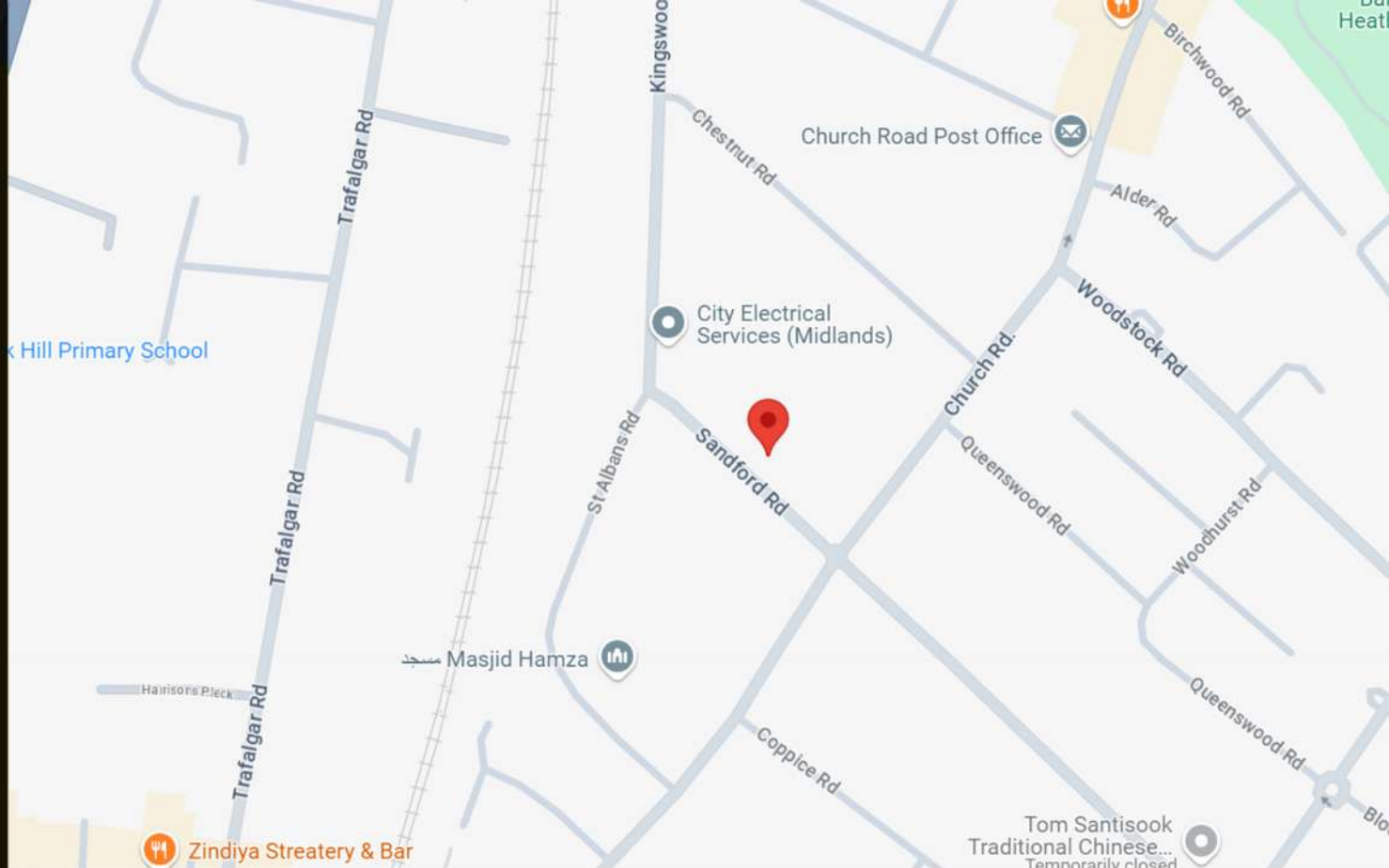
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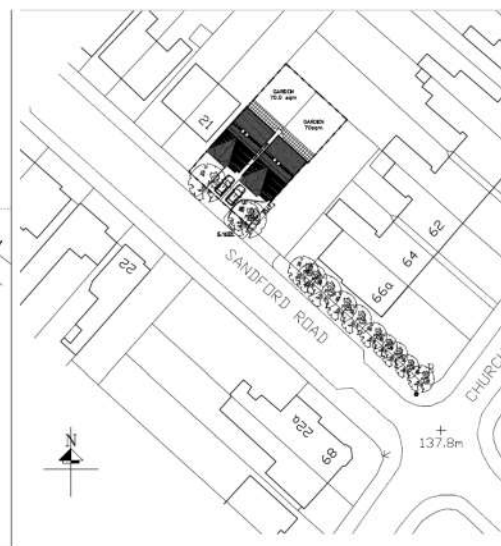
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Moseley Birmingham B13 8HR

[Enquiries@ThistleEstates.com](mailto:Enquiries@ThistleEstates.com)  
**0121 256 2561**



LOCATION PLAN 1:1250



**Tenure:**  
Freehold

**Size:**  
Total Area  
(Approx) 5,382 Sq. Meters

**Additional Information:**  
Good Infrastructure: All utilities (mains gas, electric, water, and drainage) are readily available (subject to application).

**On-Site Access:**  
Convenient and efficient access for construction.

**Local Authority:**  
Birmingham City Council