



Broadgrove Nursery Farm Shop, Birlingham

- Re-development site
- Commercial consent W/23/00042/FUL (7 light industrial units)
- Approval in principle - residential W/23/02328
- Semi-rural location
- Easy access M5 and facilities
- Option/conditional contract considered

Offers Based On: £600,000

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****A REDEVELOPMENT SITE WITH BOTH RESIDENTIAL AND COMMERCIAL OPPORTUNITIES**** Commercial consent granted for 7-units on part of the site - balance is available for further development. Residential approval in principle for 4 units on part of the site - rest also being available.

LIGHT INDUSTRIAL UNITS

1 & 2 – 100 sq.m

3 – 75 sq. m

4- 150 sq.m

5 & 6 – 125 sq.m

7 – 150 sq.m

The total site area is approx. 2-acres. As can be seen from the plans the industrial and residential areas being sold are different and both form part of the overall site. This is done to minimise an uplift payment to the council on any areas that have development consent.

The remainder of the site is available by way of a conditional contract or option on terms to be agreed.

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