



**52 Westfield Road, Edgbaston, B15 3QQ**

Ashlawn Chase

Land & Development



# The Property

An incredibly rare opportunity to purchase a substantial development plot on the highly regarded Westfield Road, Edgbaston, benefiting from detailed planning consent for a substantial 7-bedroom detached dwelling, allowing purchasers the opportunity to build a dream family home.

**Plot Size** – 0.78 acres

**Proposed Property Size** – 10,390 sq ft

**Bedrooms** – 7

**Bathrooms** – 7 & W.C

The former property has been demolished and the site predominantly cleared to provide a ready development platform, for the incoming purchaser.

The property occupies a fantastic plot with a large south-westerly facing garden on one of the most highly regarded roads in Edgbaston.



# Location

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate which is committed to preserving the quality and original character of the area and the properties within.

The house is set along the sought after Westfield Road and is extremely well placed for access to local amenities within both Edgbaston and Harborne, as well as Birmingham City Centre, which lies only some 3 miles distant.

Harborne High Street is around half a mile away and offers a range of shops including a Marks and Spencer Food Hall and Waitrose as well as a range of convenience shops, in addition to brasseries, restaurants and coffee shops.

The property is ideally located with central Birmingham 2.8 miles away, M5 (J3) 3.5 miles and Birmingham Airport/NEC 12.5 miles (distances approximate).

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. They include Hallfield Preparatory School, West House School, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward's Foundation Schools. Chad Vale Primary and Junior School is also very nearby.



**From  
Westfield  
Road**



**From University  
Station**

**Chad Vale Primary School**

7 mins

**Birmingham New Street**

7 mins

**Westfield Road Bus Stop**

10 mins

**Redditch**

33 mins

**Harborne School**

11 mins

**London**

**(via Birmingham New Street)**

1 hr 40 mins

**Harborne Nature Reserve**

13 mins

# Planning

Planning consent has been granted under planning reference 2025/02494/PA for the demolition of existing building and erection of a self-build detached dwelling with new entrance gates.

Local planning authority - Birmingham City Council.

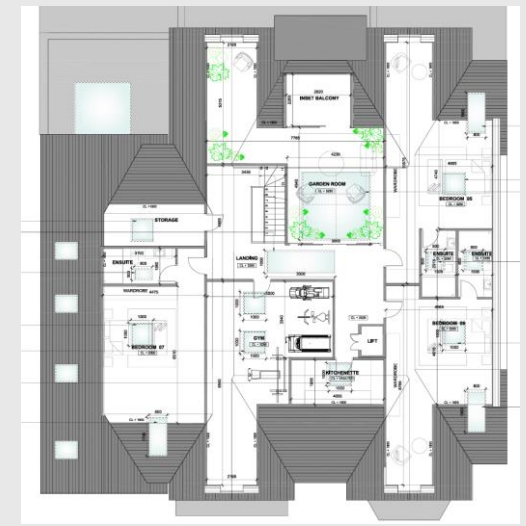
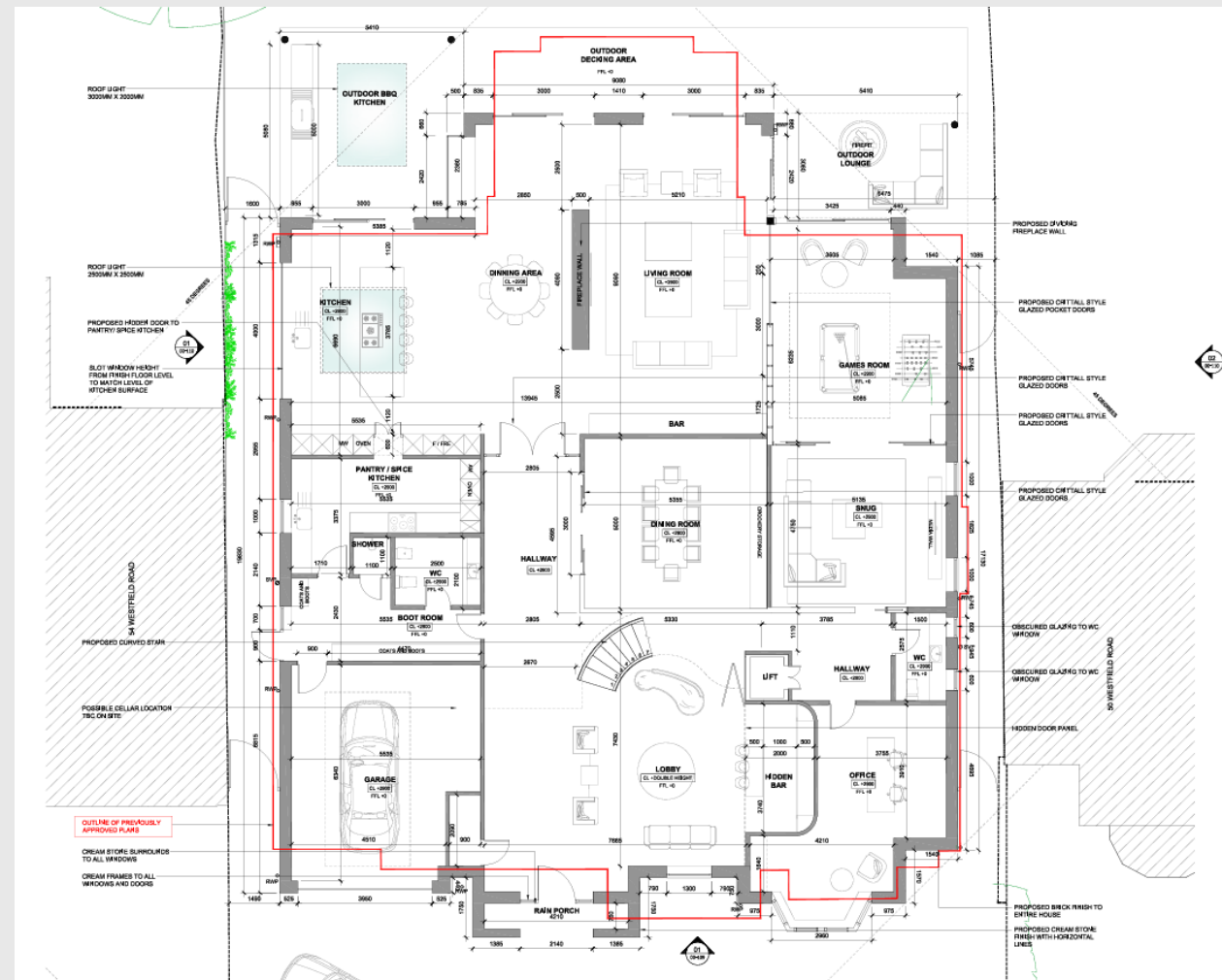
Planning reference number – 2025/02494/PA

Size of proposed property – 10,390 sq ft

CIL - £98,304.89

## Key attributes:

- 7 bedrooms all with en-suites and built in wardrobes
- Study, games room, gym and living room
- Outdoor dining area and outdoor living areas
- Double height entrance lobby and large landing
- Garage, boot room and utility
- Large driveway with entrance gates
- Fantastic south-westerly facing expansive garden



# Viewings

Viewings for the property are strictly by prior appointment through the vendor's selling agents, Ashlawn Chase or Robert Powell.

Under no circumstances must any visits be made to the property without prior authorisation.

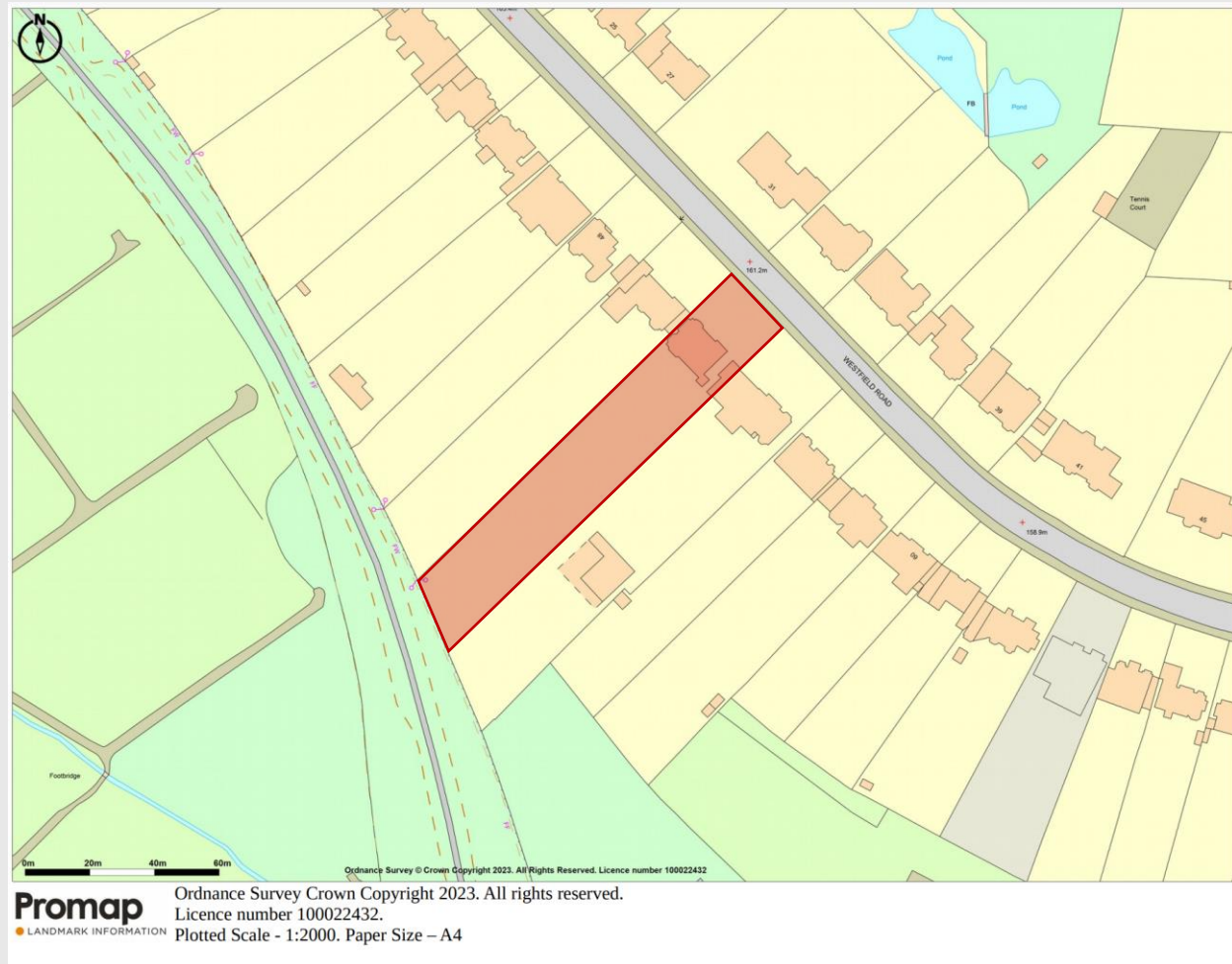
# Offers

This opportunity is for sale by Private Treaty.

**Offers in excess of £1,700,000.**

Prospective purchasers are to provide the following with their offer:

- Proof of funds
- Timescales proposed to exchange and complete
- Solicitor's details



# Contact

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