

ALDRIDGE ROAD, PERRY BARR, BIRMINGHAM, B44 8NH



FOR SALE

DEVELOPMENT LAND/ YARD FACILITY

1.78 Acres/0.72 of a hectare

- Extensive frontage onto Aldridge Road (circa **200 ft/60.97 m**).
- Within close proximity to Alexander Stadium/Commonwealth Games venues.
- Circa 3.5 miles due north of Birmingham City Centre.
- 2.5 miles from Junction 7 of the M6 motorway.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys an extensive frontage (circa **200 ft/60.97 m**) onto Aldridge Road, adjoining Paper Mill End Industrial Estate.

Aldridge Road provides direct access to the main A34 (Walsall Road/Birchfield Road/Newtown Row), which in turn provides direct dual carriage access to Birmingham City Centre (circa 3.5 miles due south).

Junction 7 of the M6 Motorway is located approximately 2.5 miles north west (adjoins the main inter-section with the M5 Motorway – Rayhall Interchange).

Surrounding areas include Alexander Sports Stadium/venues for the Commonwealth Games.

The site adjoins the Birmingham canal/Perry Barr Locks.

DESCRIPTION

The subject land is basically rectangular in shape (tapering) – level.

SITE AREA

1.78 Acres/0.72 of a hectare

MAINS SUPPLIES

It is important to note that mains supplies, at present, are not connected.

PERMITTED USE

The site is suitable to be utilised on the basis of either a yard facility or the development of industrial/warehouse/business park accommodation.

Any interested party should make their own proper enquiries of the local planning authority.

CONSIDERATION

Price on application.

VAT

VAT is not applicable.

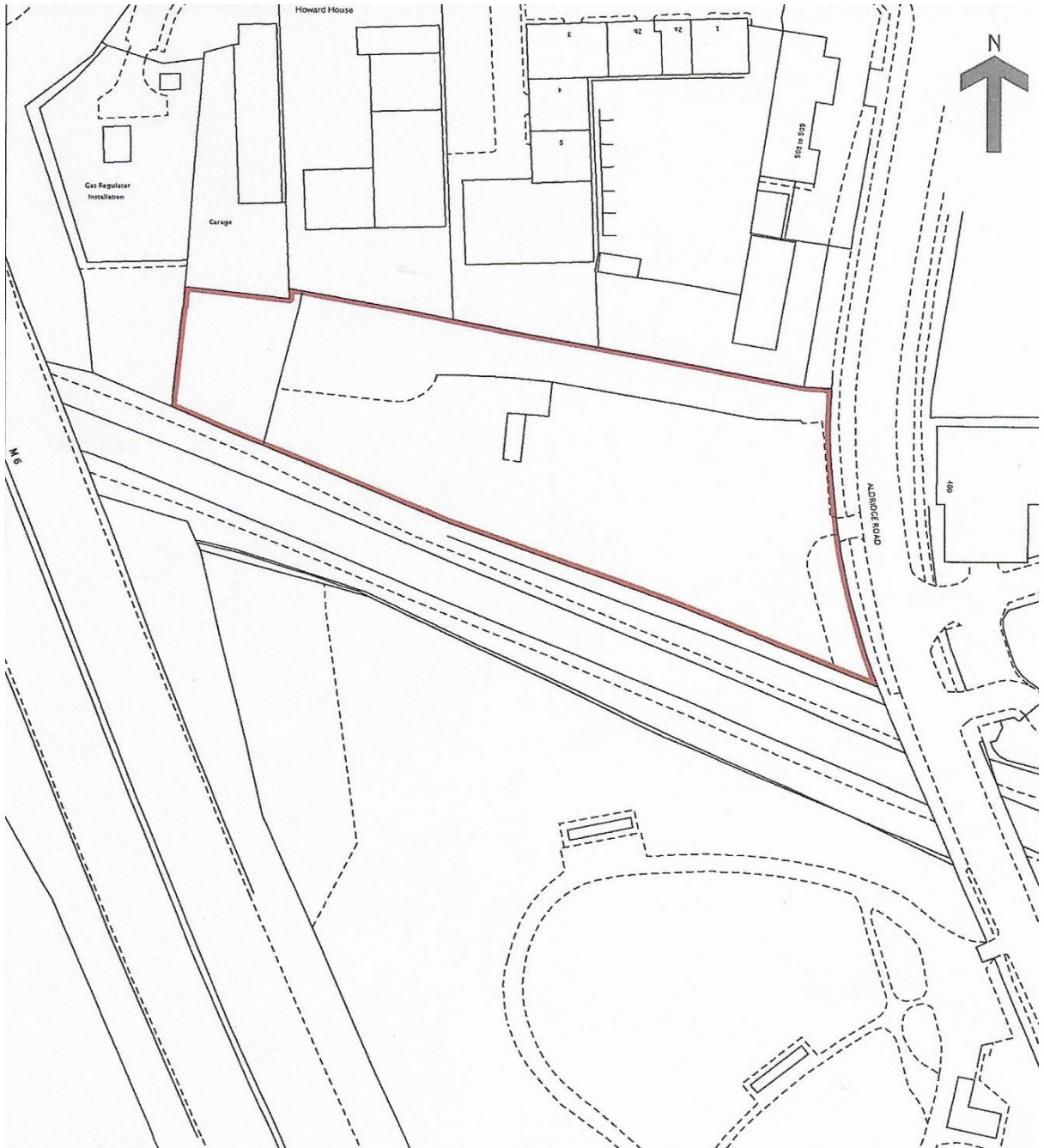
For More Information Contact:

Robert Taylor BSc MRICS

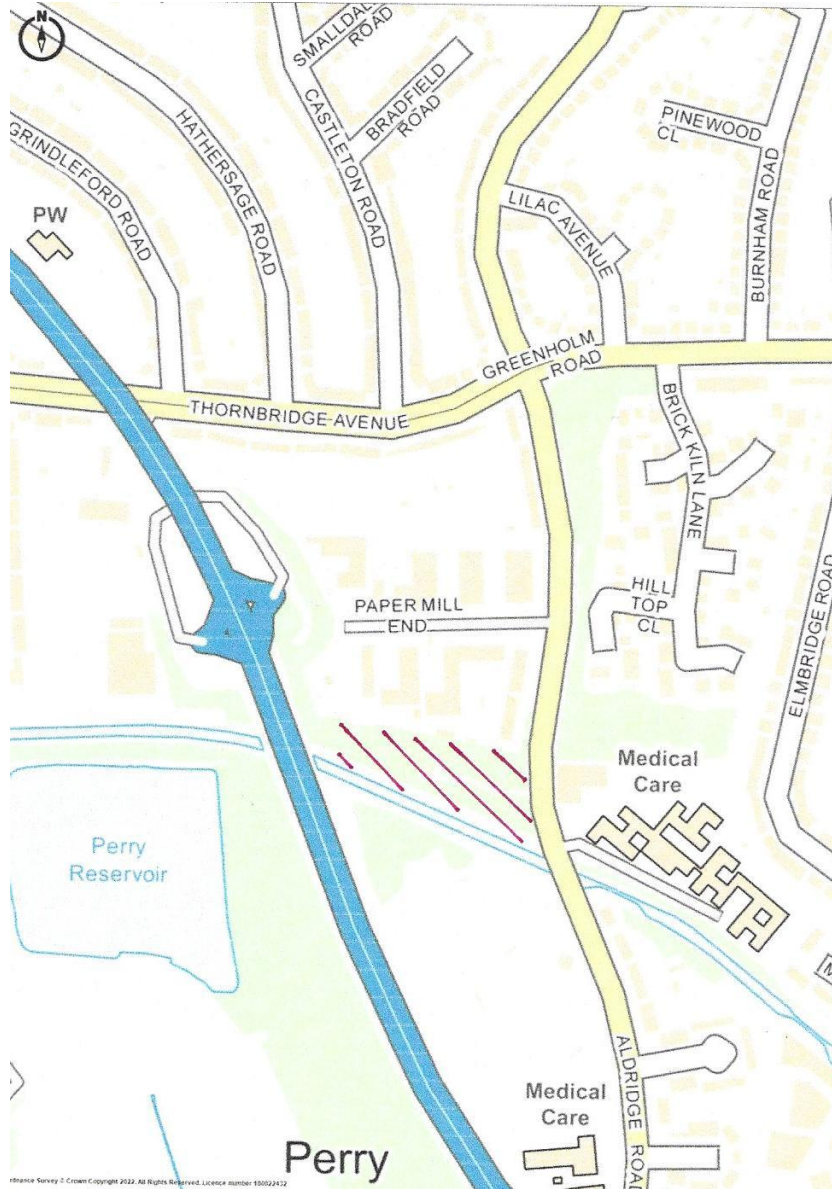
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

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SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.