FREEHOLD SITE FOR SALE

1.91 ACRES OR THEREABOUTS

- Extensive frontage to Alum Rock Road
- Freehold with vacant possession
- Suitable for a variety of uses (subject to planning)
- Immediately available
ALUM ROCK ROAD, SALTLEY, BIRMINGHAM, B8 3BJ

LOCATION

The subject site fronts directly onto the south of Alum Rock Road within the Saltley area of Birmingham, less than 2 miles from the City Centre and a similar distance to the Aston Expressway (A38M) leading to Spaghetti Junction and the national motorway network.

The surrounding area is predominantly residential but with a number of commercial and quasi commercial uses, including a church and medical centre.

Attached is a location plan which illustrates the property’s position.

DESCRIPTION

The property comprises a fairly level cleared site with a frontage of approximately 85m (285ft) to Alum Rock Road, between the junctions of Clodeshall Road and Parkfield Road.

The site has recently been used for the storage and sale of motor vehicles, but we understand that a planning application/permissions have previously been made/granted for various uses including residential and that more information can be obtained from the Birmingham City Council Planning website, reference no's 2011/01647/PA and 2014/06603/PA.

TENURE

The site is freehold and while we understand that there are no valid tenancies or Licence Agreements affecting the property, it is sold “as seen”, as it has been the subject of trespass and illegal occupation in the past.

For More Information Contact the Joint Agents:
Robert Taylor MRICS or James McBride FRICS of Stephens McBride Tel: 0121 706 7766 or Jonathan Brownlow of Wignall Brownlow Tel: 0161 839 6409

GROUND CONDITIONS

We understand that ground investigation reports were obtained when the site was being considered for various redevelopment schemes and that information can be obtained from Birmingham City Council website, as referred to above although no warranty whatsoever is given by the vendors as to the ground conditions or any contamination of the land.

CONSIDERATION

Offers are invited for the purchase of the freehold of this site on a completely “unconditional” basis. The sale is being effected on behalf of the POCA Enforcement Receiver and a legal pack is available from the joint selling agents or the vendor’s Solicitors and any potential purchaser will be assumed to have been fully aware of the information in the legal pack.

The vendors do not warrant to accept the highest of any offer but once an offer is accepted, a legally binding contract will be expected to be exchanged within 10 working days of the purchaser or his Solicitor receiving the contract documentation and all legal information, with completion of the purchase to take place 20 working days after exchange of contracts.

LEGAL PACK

A legal pack is available upon request from Wignall Brownlow (email: jdb@wignallbrownlow.co.uk).

VAT

We understand that no election to charge VAT was made but this will be illustrated in the legal pack.

MAINS SUPPLIES

We understand that all mains services, including gas, water, electricity and drainage are available in the adjacent Alum Rock Road.
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.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

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