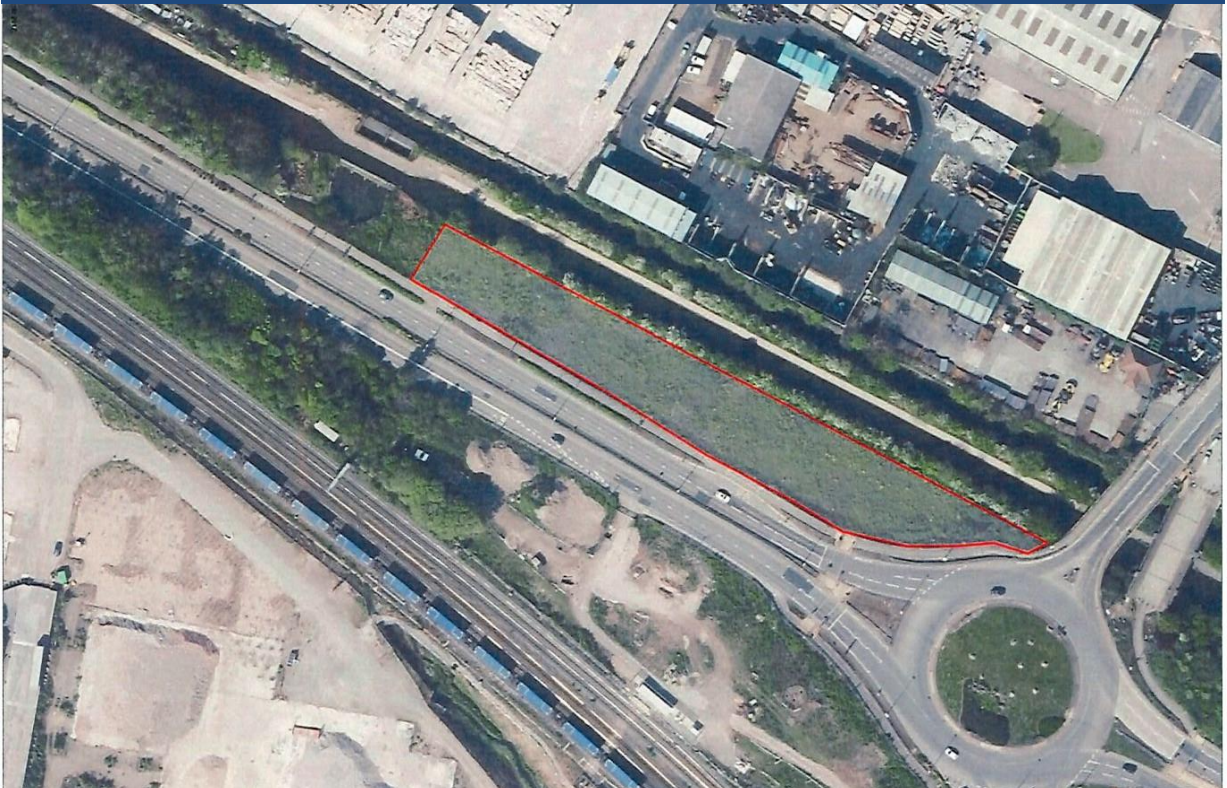


SITE 9, HEARTLANDS PARKWAY, BIRMINGHAM, B7 5RG



FOR SALE

PRIME DEVELOPMENT SITE.

- Extensive frontage onto the main Heartlands Parkway (arterial route – considerable traffic flow), adjoining the island intersection with Aston Church Road.
- Circa, 1.75 miles north east of Birmingham City Centre.
- Excellent communicational links – within close proximity to junction 6 of the M6 motorway.
- Within close proximity to Star City and the Fort Retail Park.
- Suitable to be utilised/developed on the basis of a variety of uses.
- Consent to erect a digital advertising screen.

1.45 acres/0.4 of a hectare

**Substantial
price reduction**

SITE 9, HEARTLANDS PARKWAY, BIRMINGHAM, B7 5RG

LOCATION

The subject land enjoys an extensive frontage onto Heartlands Parkway (A47 – main arterial route – considerable traffic flow), adjoining the island intersection with Aston Church Road.

Birmingham City Centre is located approximately 1.75 miles south west.

Junction 6 of the M6 motorway, “Spaghetti Junction”, Star City and the Fort Retail Park are nearby.

SITE AREA

Circa 1.45 acres/0.4 of a hectare

DIGITAL SCREEN

Consent has been approved for the erection of a digital screen, fronting the aforementioned island intersection.

BASIS OF OWNERSHIP

A 125 year, long leasehold interest, commencing March 2007 (circa, 107 years unexpired), at a fixed peppercorn ground rent.

VAT

VAT is not applicable.

MAINS SUPPLIES

At present, no mains supplies are connected.

CONSIDERATION

Offers in excess of **£1.5M (One Million, Five Hundred Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

For More Information Contact:

Robert Taylor BSc MRICS

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E: robert@smbsurveyors.com

SMB
Stephens McBride

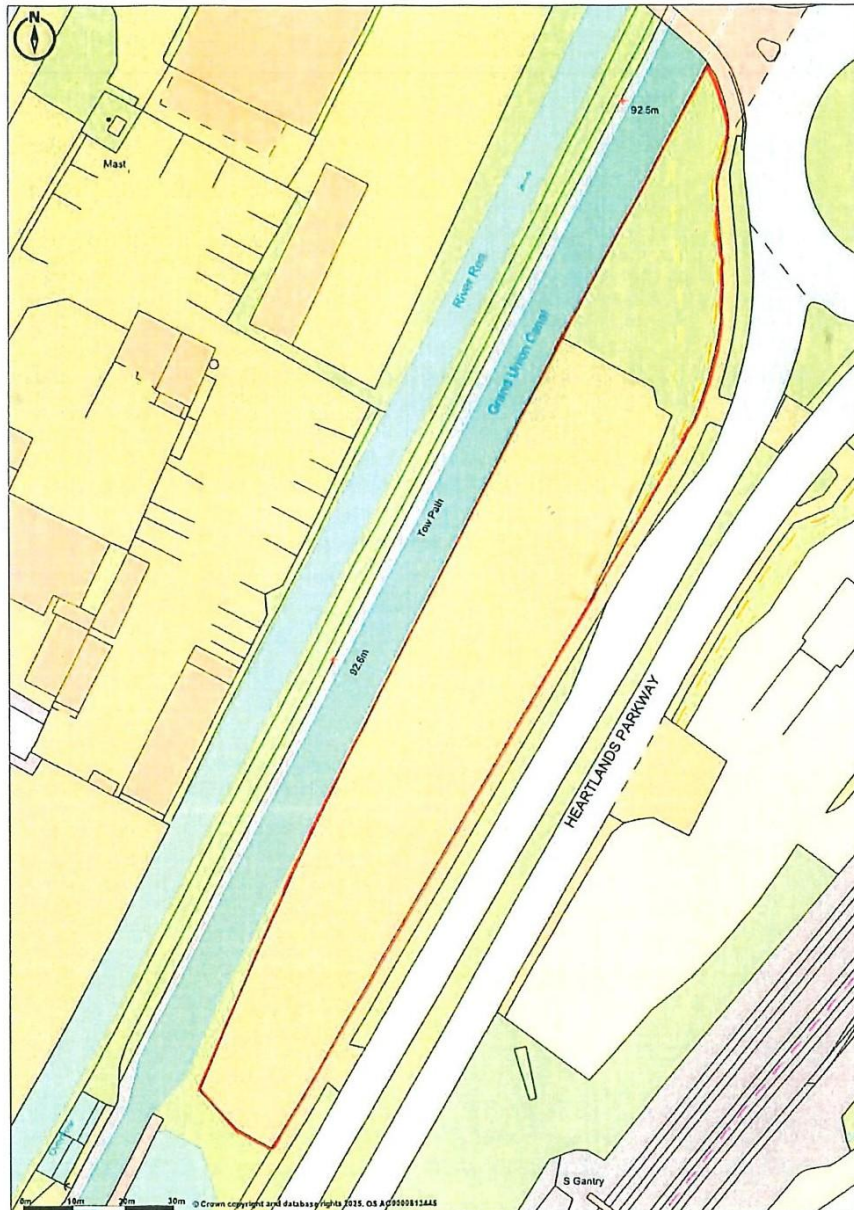
SITE 9, HEARTLANDS PARKWAY, BIRMINGHAM, B7 5RG



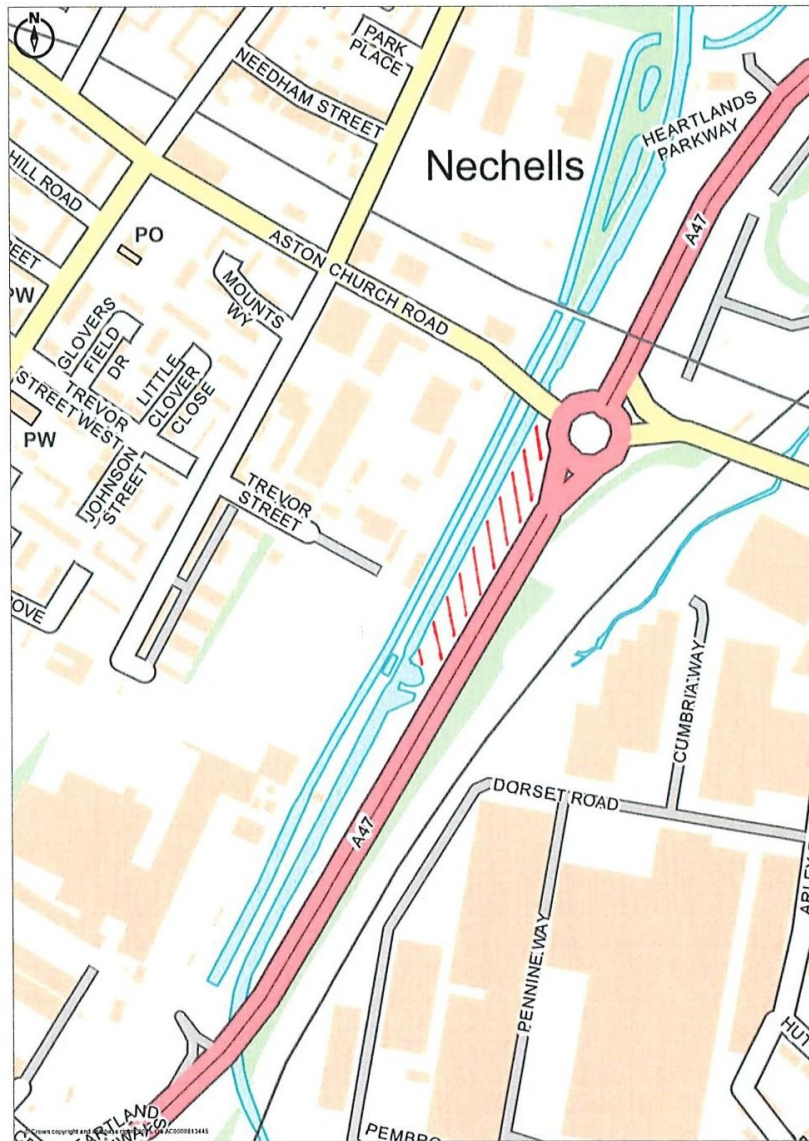
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NOTICE

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.

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.