

167-169 HOB MOOR ROAD, SMALL HEATH, BIRMINGHAM, B10 9BS



FREEHOLD FOR SALE

Former Working Men's Social Club
(including Bowling Green)

12,668 sq.ft/1,176.89 sq.m

- Total site area, extending to circa, **0.55 of an acre/0.22 of a hectare.**
- Substantial, detached, 3 storey structure, suitable to be utilised on the basis of a variety of uses.
- Adjoining Starbank Secondary School
- Surrounding areas are densely populated residential
- Within relative close proximity to Heartlands Hospital
- Circa, 3.5 miles east of Birmingham City Centre
- Pre-app submitted, on the basis of residential development.

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LOCATION

The subject premises/site, enjoys an extensive frontage onto Hob Moor i) Road, within close proximity to the inter-section with Monica Road.

Starbank Secondary School adjoins.

Birmingham Heartlands Hospital is nearby.

Surrounding areas are densely populated residential.

Birmingham City Centre is located approximately 3.5 miles due east.

DESCRIPTION

The subject premises comprises a substantial, detached, 3 storey structure, until recently, utilised on the basis of a working men's club.

The accommodation includes various lounges, a substantial function room and a former, caretaker's flat.

SITE AREA

Circa, **0.55 of an acre/0.22 of a hectare**, including a former bowling green.

ACCOMMODATION

(G.I.A)

Ground Floor

6,081 sq.ft/564.94 sq.m

First Floor

5,274 sq.ft/489.97 sq.m

Second Floor

1,313 sq.ft/121.98 sq.m

Total Accommodation

12,668 sq.ft/1,176.89 sq.m

MAINS SUPPLIES

All mains supplies are connected on a primary basis, including gas, electricity, water & drainage.

PLANNING

The property was, until recently, utilised on the basis of a working men's club (Use Class E/Sui Generis).

ii) A pre-application has been submitted, on the basis of demolition and new build of 39 apartments (7 no 2 x bedded and 32 no x 1 bedded). Plans are available from the sole selling agents

iii) We are of the opinion, the property is also suitable to be utilised on the basis of educational/wedding venue/community facility.

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

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value

£20,000

Rates Payable

Circa, **£10,000**

BASIS OF SALE

Freehold with vacant possession.

CONSIDERATION

Offers in excess of **£1.25M (One Million, Two Hundred & Fifty 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 potential purchaser.

For More Information Contact:

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SMB
Stephens McBride

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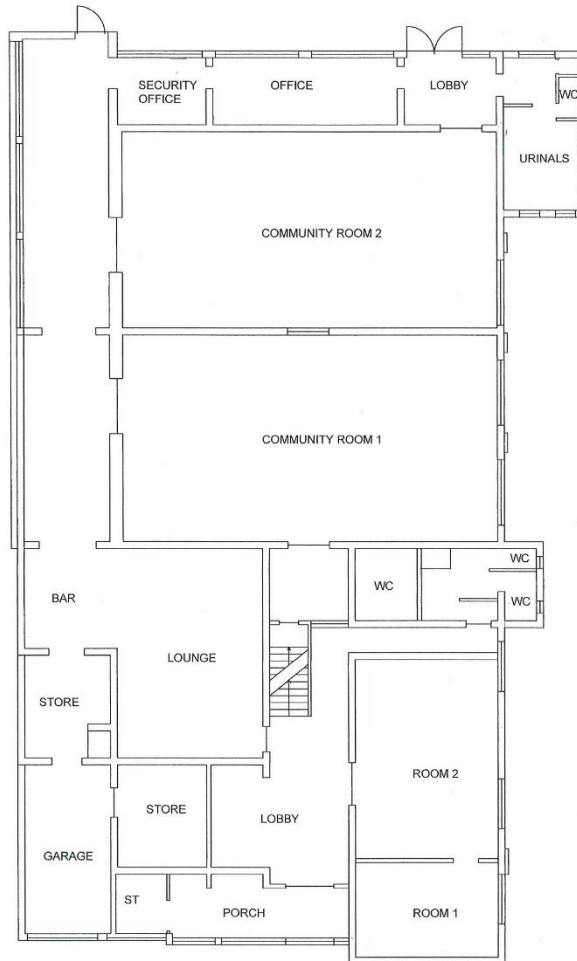
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PROPOSED DEVELOPMENT



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EXISTING ACCOMMODATION



GROUND FLOOR PLAN
565m²



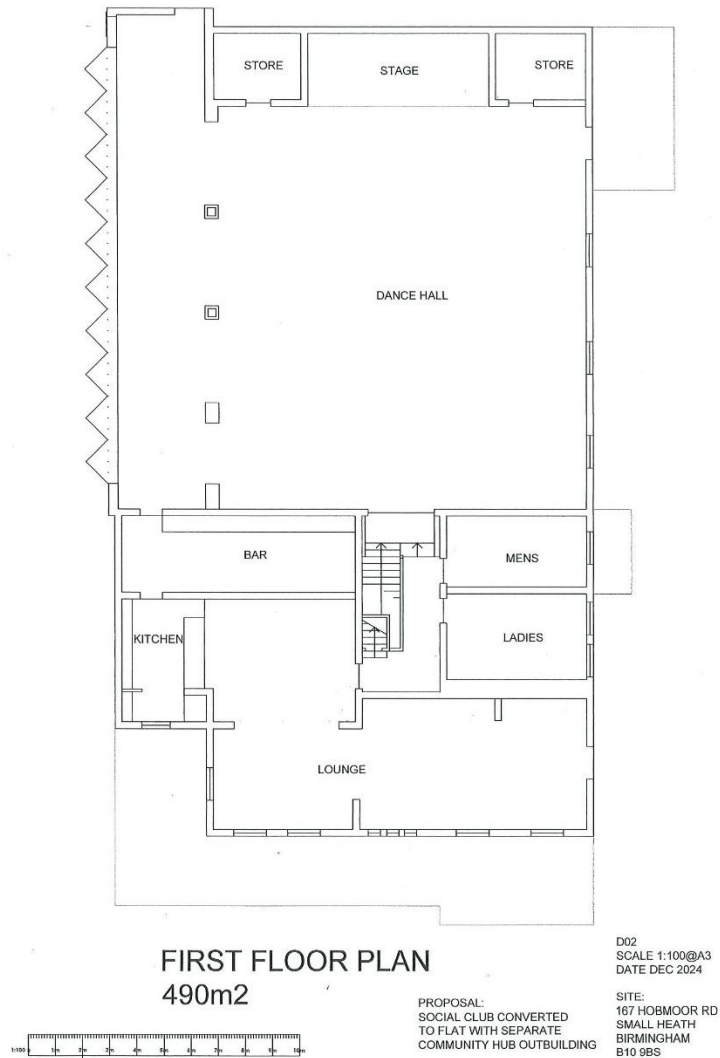
PROPOSAL:
SOCIAL CLUB CONVERTED
TO FLAT WITH SEPARATE
COMMUNITY HUB OUTBUILDING

D01
SCALE 1:100@A3
DATE DEC 2024

SITE:
167 HOBMOOR RD
SMALL HEATH
BIRMINGHAM
B10 9BS

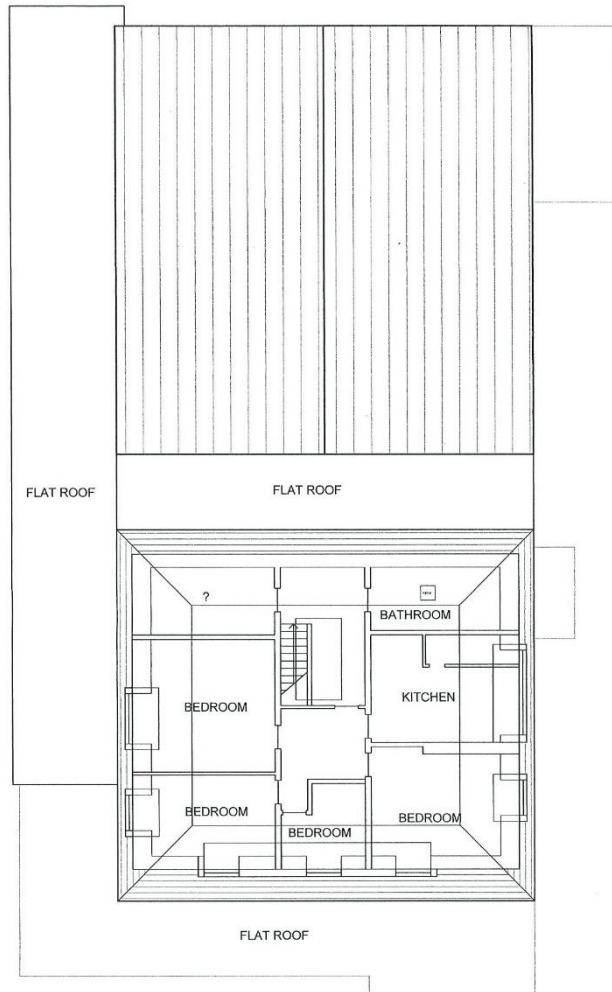
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EXISTING ACCOMMODATION

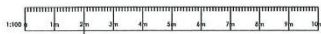


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EXISTING ACCOMMODATION



SECOND FLOOR PLAN 122m²



PROPOSAL:
SOCIAL CLUB CONVERTED
TO FLAT WITH SEPARATE
COMMUNITY HUB OUTBUILDING

D03
SCALE 1:100@A3
DATE DEC 2024

SITE:
167 HOBMOOR RD
SMALL HEATH
BIRMINGHAM
B10 9BS

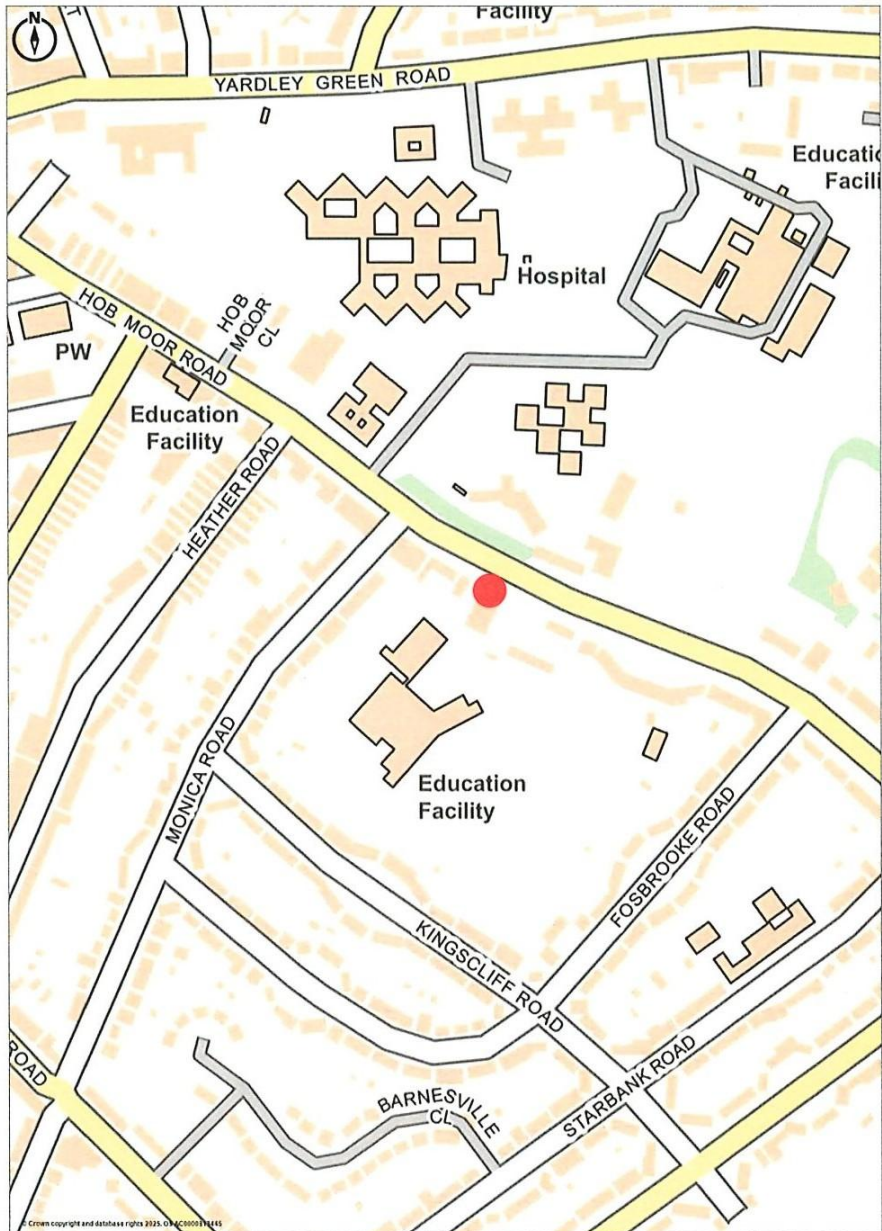
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NOTICE

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.