

WATERY LANE MIDDLEWAY, BIRMINGHAM, B9 4HH



FREEHOLD FOR SALE

CONSENTED RESIDENTIAL LAND

Circa, 0.4 of an acre/0.16 of a hectare.

- Consented, permitting the development of 85 apartments.
- Adjoining the Grand Union Canal.
- Circa, 0.5 of a mile from Curzon Street HS2 station.
- Within close proximity to the proposed Metroline station.
- Circa, .75 of a mile from Aston and Birmingham City universities.
- Circa, 1 mile due east of Birmingham City Centre.
- Ease of access to the National Motorway Network.



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LOCATION

Birmingham (second city – population circa, 1.1 million) has benefited from considerable regeneration/redevelopment, over the last 10/15 years, in particular residential/student accommodation.

The site (marginally outside of the Clean Air Zone), enjoying direct frontage onto Watery Lane (Middle Ring Road – A4540 - accessed via Bolton Street), is located at the heart of an area, which is in the process of being transformed (consented/major residential schemes within close proximity).

The proposed HS2 Curzon Street station and Metroline Station are nearby.

Aston & Birmingham City universities are within .75 of a mile.

Birmingham city Centre is located approximately 1 mile due west.

Excellent communicational links – Aston Expressway/M6 Motorway.

SITE AREA

Circa, 0.4 of an acre/0.16 of a hectare.

PLANNING

Planning permission has been approved, permitting the development of a total of 85 apartments (maximum height - 8 storey).

1 beds - 45.

2 beds - 33

3 beds - 7.

Detailed plans – planning reference no: **2022/04397/PA.**

CONSIDERATION

Offers in excess of **£2,600,000 (two million, six hundred thousand pounds)** are invited for the site, with the benefit of the detailed planning consent.

VAT

VAT is applicable.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

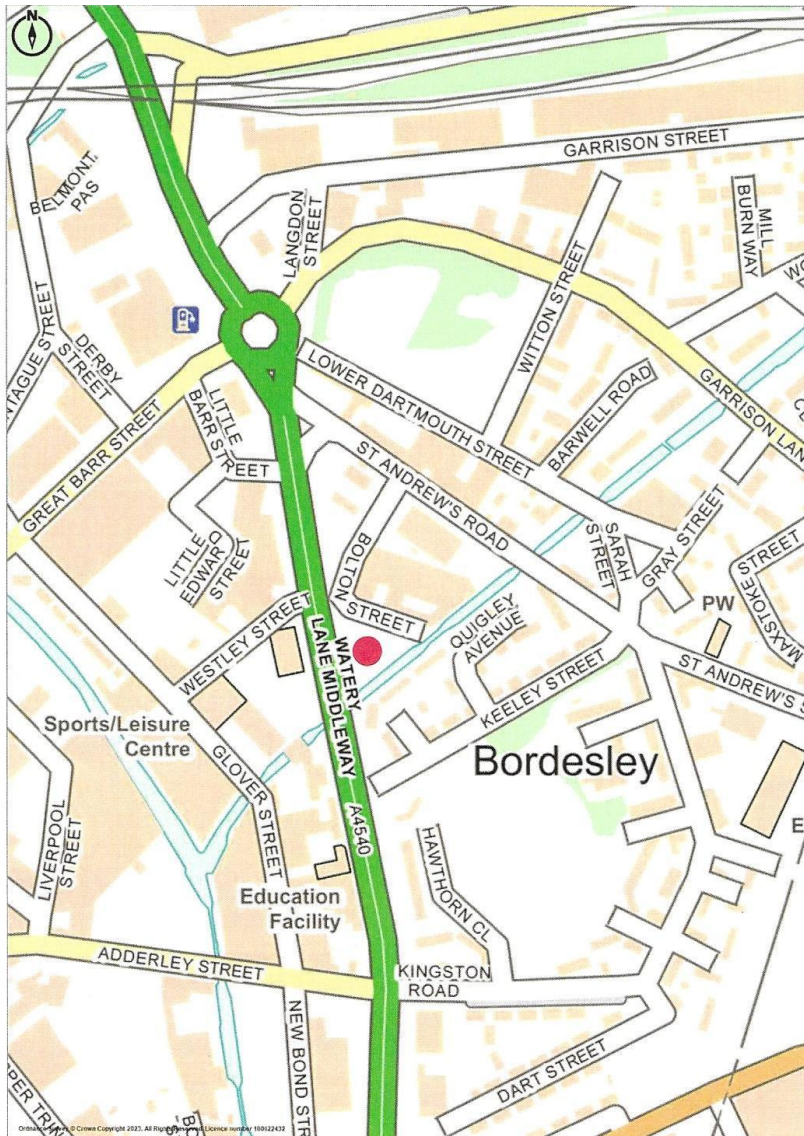
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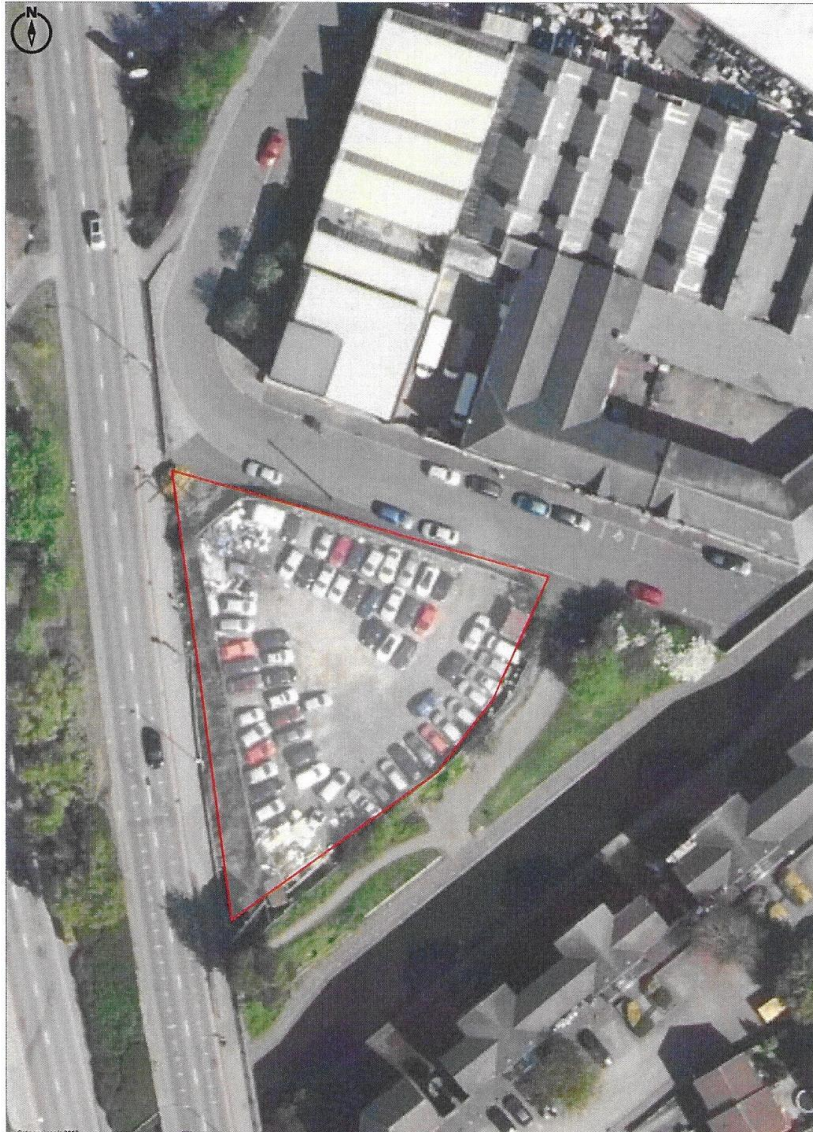
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NOTICE

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.