



Site boundary for indicative purposes only

**prime
plots**

LAND AT CHURCH LANE, ASTON BIRMINGHAM, WEST MIDLANDS, B6 5UG

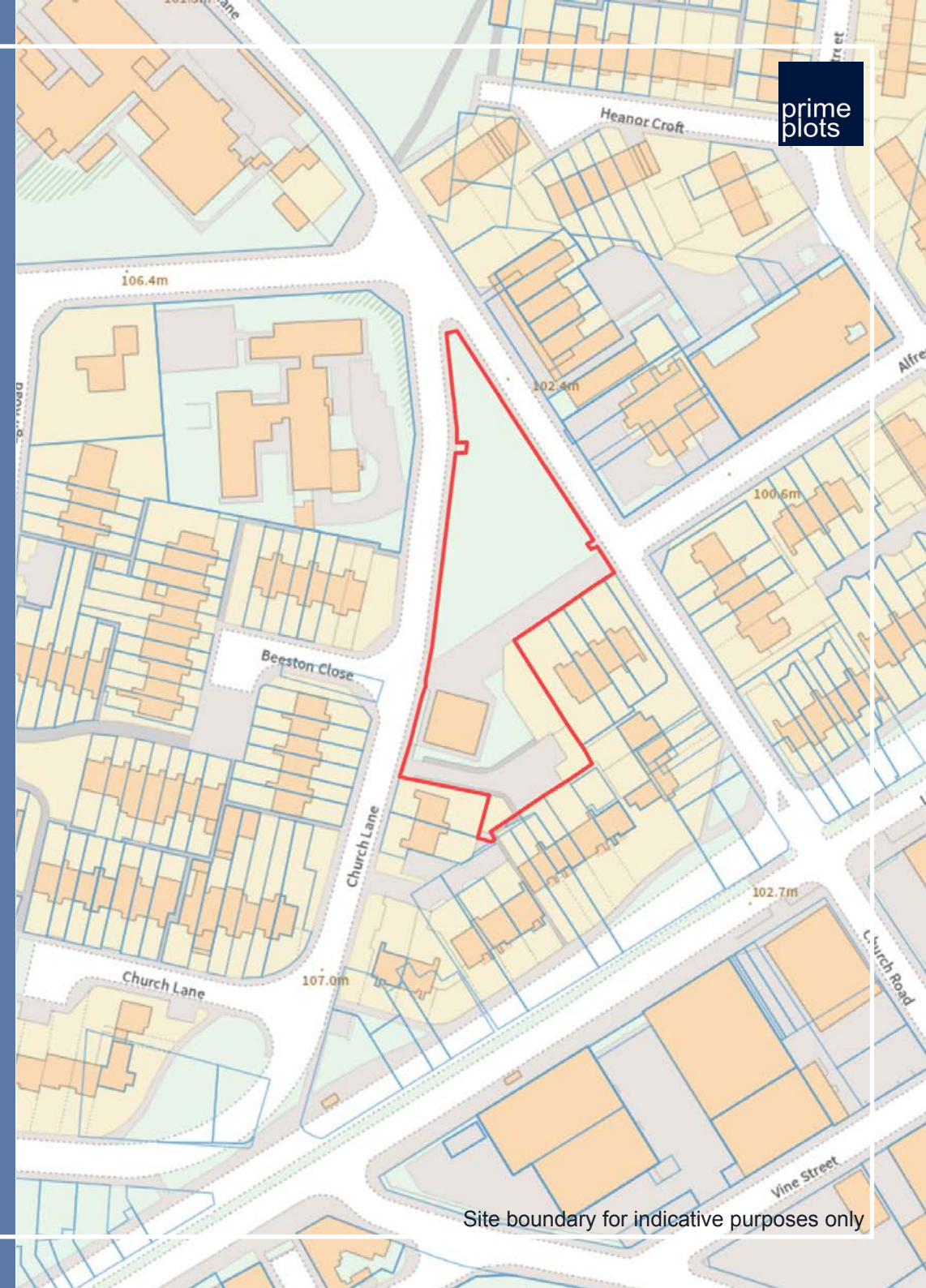
West Midlands Development Opportunity - Unconditional Sale

For Sale
Unconditional Sale
Guide Price £450,000 + VAT

EXECUTIVE SUMMARY

Acting on behalf of the landowner, Prime Plots are delighted to offer the below opportunity:

- A 0.4 ha (0.99 ac) broadly triangular-shaped parcel of land with vehicular access from both Church Lane and Church Road.
- The site is registered under one title. The site consists of a car park and former community use building.
- This is an unconditional sale with the benefit of a pre-app (dated 17/07/2019) and 3 x sketch schemes for residential redevelopment.
 - Option 1 Sketch Scheme - 22 Dwellings
 - Option 2 Sketch Scheme - 26 Dwellings
 - Option 3 Sketch Scheme - 45 Dwellings
- Aston Station is approximately 350 metres (0.2 of a mile) away from the site (which is 8 mins to Birmingham New Street Station).
- For sale Freehold.
- Guide Price £450,000 + VAT, unconditionally.



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EXISTING COMMERCIAL PREMISES



EXISTING COMMERCIAL PREMISES

A single storey commercial property, with a current Use Class of A1/A2 Retail and Financial/Professional services.

ACCOMMODATION

Entrance Hall, Male & Female Toilets, Kitchen, openplan central office and a number of smaller offices.

The property has an approximate NIA of 171 sq.m. (1,840 sq.ft.).

ENERGY PERFORMANCE CERTIFICATE

Certificate number: 9315-3000-0489-0790-2991

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79

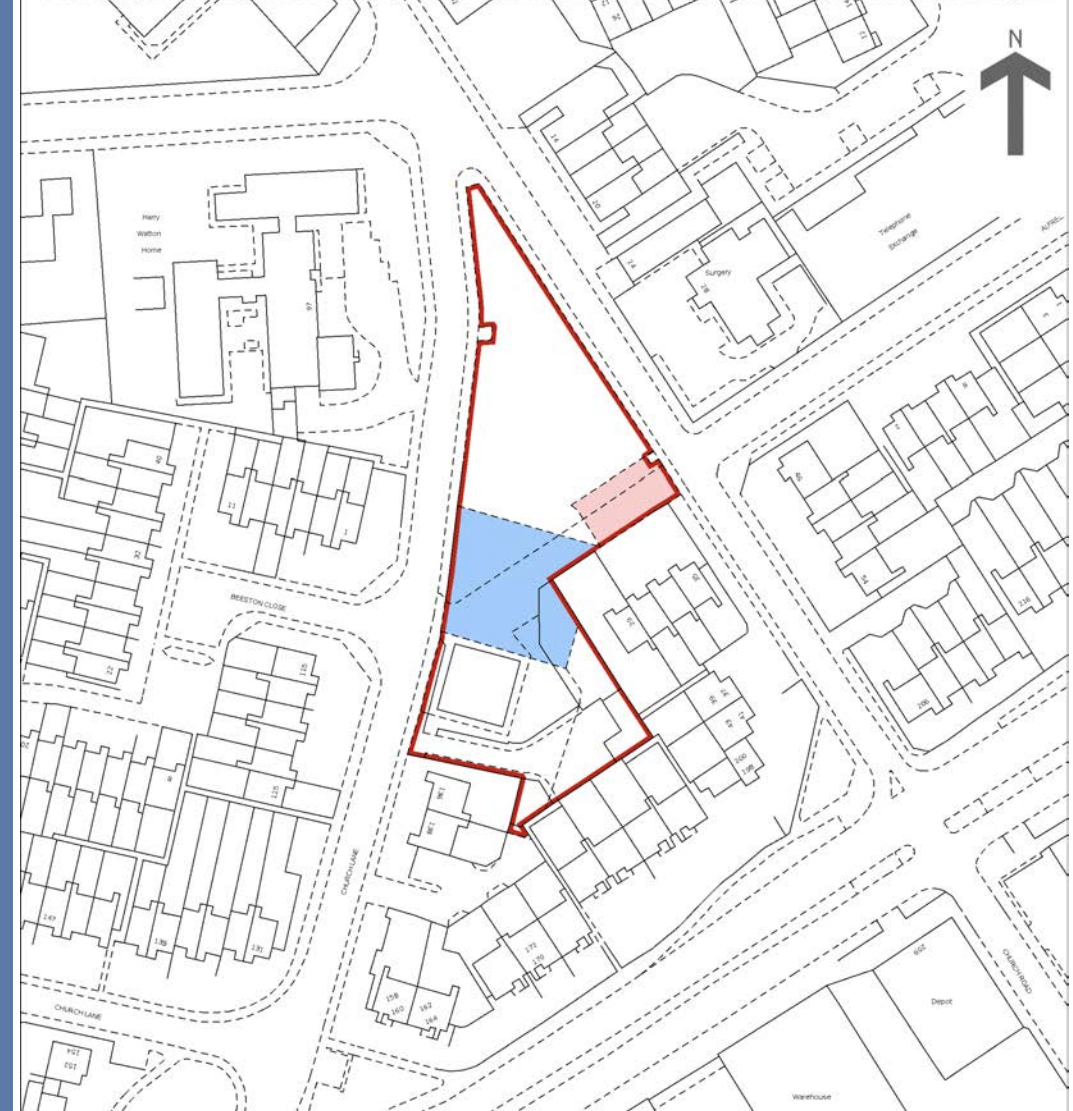
This is how energy efficient the building is.

HM Land Registry
Official copy of
title plan

Title number **MM115607**
Ordnance Survey map reference **SP0889SE**
Scale **1:1250**
Administrative area **West Midlands :
Birmingham**



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The land tinted blue and tinted pink on the title plan is subject to such rights of way water drainage and support.

INTRODUCTION

On behalf of the landowner, Prime Plots Group Ltd (“Prime Plots”) are delighted to offer for sale this Unconditional Purchase opportunity.

DESCRIPTION

A freehold sale, comprising an overall land area of approximately 0.4 ha (0.99 acres), which is broadly triangular-shaped. The site has an existing single-storey commercial office building.

The current owners had three sketch schemes drawn up for comprehensive redevelopment of the site (the sketch schemes are available within the project dataroom). A Pre-Application meeting took place (please see PLANNING section) which identified the principle of residential development as being acceptable (the Pre-App is available in the project dataroom).

ACCESS

The site has existing vehicular access points, from both Church Road and Church Lane.

LOCAL AUTHORITY

The site falls under the planning jurisdiction of Birmingham City Council.

PLANNING

This site hasn't previously had any planning application for its comprehensive redevelopment.

There was however a Pre-Application meeting with Birmingham City Council undertaken in July 2019 which discussed a scheme of:

- 24 homes in modular form, comprising:
 - 14 x two bedroom terraced houses
 - 2 x three bedroom houses
 - A two storey block of 8 x apartments

TECHNICAL

No technical reports have been undertaken at this stage.

RIGHTS - COVENANTS, AGREEMENTS & DECLARATIONS

The land will be sold subject to, and with the benefit of all rights, covenants, agreements and declarations affecting the property.

OWNERSHIP

The whole site is within one ownership.

REQUEST FOR FURTHER INFORMATION

Interested parties should submit in writing queries in relation to any planning, technical and legal aspects of the site or of the sales process.

BIDS

Prime Plots are instructed to place the property on the market with a view to selling the entire site at the best consideration, unconditionally.

Please address all offers in writing, via email to:

Kane Lennon
Managing Director, Prime Plots
klennon@primeplots.co.uk



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Computer generated illustration of Option 1

OPTION 1: 22 Dwellings

An indicative sketch scheme designed with 12 x 2 bedroom houses and 10 x 2 bedroom flats.

No.	Beds	Type	GIA ea (sq.m)	GIA total (sq.m)
12	2	House	65.4	784.8
10	2	Flat	70.0	700.0
				1,484.8





Computer generated illustration of Option 1



Computer generated illustration of Option 1



Computer generated illustration of Option 1

Computer generated illustration of Option 2

OPTION 2: 26 Dwellings

An indicative sketch scheme designed with 22 x 2 bedroom houses and 4 x 2 bedroom flats.

No.	Beds	Type	GIA ea (sq.m)	GIA total (sq.m)
22	2	House	65.4	1,438.8
4	2	Flat	61.0	244.0
				1,682.8





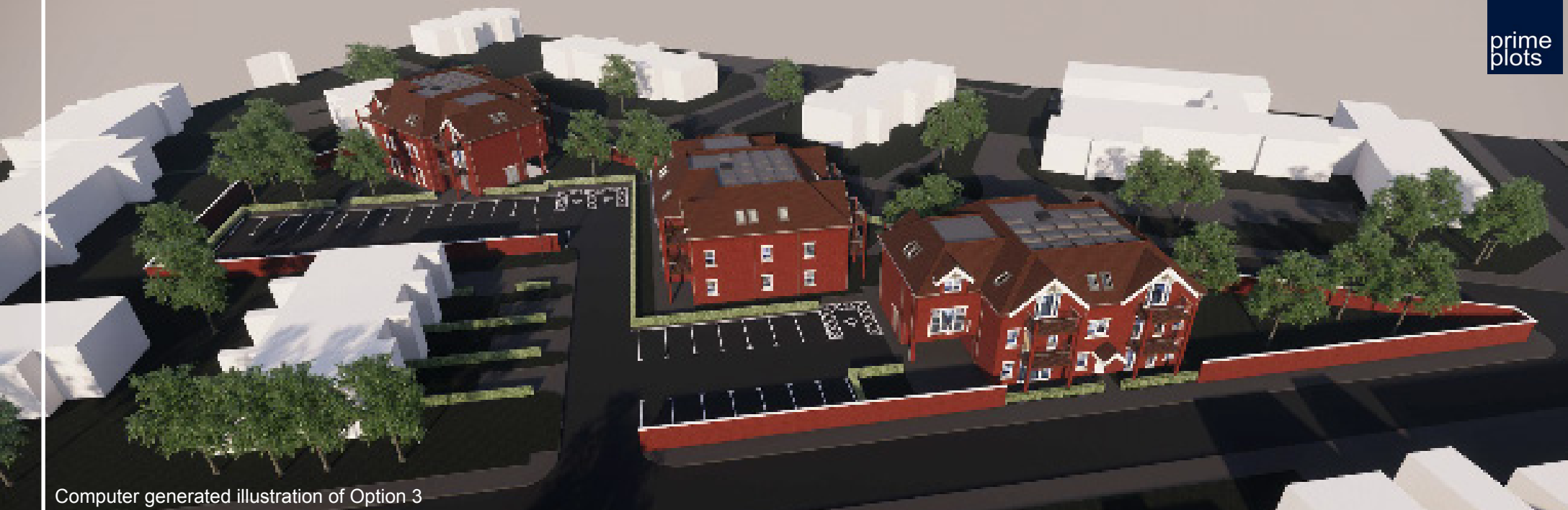
Computer generated illustration of Option 2



Computer generated illustration of Option 2



Computer generated illustration of Option 2



Computer generated illustration of Option 3

OPTION 3: 45 Dwellings

An indicative sketch scheme designed with 45 x 2 bedroom flats. This was a concept scheme for massing, we don't have a proposed schedule of accommodation.





Computer generated illustration of Option 3



Computer generated illustration of Option 3



Computer generated illustration of Option 3

METHOD OF SALE

The property is for sale freehold. Unconditional offers invited.

GUIDE PRICE

Unconditional Sale - Guide Price £450,000 + VAT.

VAT

The property is elected for VAT.

VIEWINGS

The site can be viewed from the road. Internal viewings of the existing property can be arranged by appointment only.

CONTACT

Please ensure all enquiries and offers are made through the Sole Selling Agent:

Kane Lennon MNAEA

Managing Director

Prime Plots Group

T: +44 (0)1727 477930

DD: +44 (0)1727 477931

M: +44 (0)7914 999002

E: klennon@primeplots.co.uk

FURTHER INFORMATION

Further information relating to the site is available via the project dataroom:

www.primeplots.co.uk/churchlane

SITE ADDRESS

Land on the east side of Church Lane

Aston, Birmingham

West Midlands

B6 5UG

also known as: 134 Church Lane



IMPORTANT NOTICE

Prime Plots Group Ltd and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party. Please be aware that all information provided is subject to the purchaser's own due diligence.