

Former Ivy Leaf, 2296 Coventry Road, Sheldon, Birmingham, B26 3JR



FOR SALE

Former Social Club with Planning Approval for 50 Apartments
Site Area: 0.75 acres (Approximately)

Location

The site is located fronting the Coventry Road (A45) in the Sheldon area of Birmingham.

The location provides easy access to Birmingham International Airport and Train Station, the National Motorway Network at M42 junction 6 and arterial access to both Birmingham city centre, Coventry city centre and Solihull town centre.

In addition to its direct transport links to Birmingham city centre & Solihull, future plans include sprint network routes to HS2, making journeys to London in just 49 minutes.

Sheldon retail park is located within walking distance of the site and is anchored by Marks & Spencer Food and Morrisons with additional occupiers including B&M, The Gym Group.

Description

The site currently comprises of a former social club building which comprises of part three storey, part single storey masonry with a mixture of flat and barrelled roofs over.

The site has planning permission granted under 2021/06275/PA for the demolition of the existing structures and the creation of 50 apartments, a ground floor retail unit and associated parking.

A full accommodation schedule is available upon request from the agent.

Accommodation

A site area of approximately 0.75 acres.

The existing building measures approximately 14,646 ft² (1,361 M²).

Terms / Price

Price on Application.

Tenure

Freehold

Title Numbers

WM791686 and WM525585

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Money Laundering

Anti-Money Laundering regulations require identification checks to be carried out on prospective purchasers.

Services

We understand that all mains services are available on, or adjacent to, the subject premises.

The agent has not tested the suitability of these connections and recommends that all interested parties carry out their own investigations.

Viewing

Site visits strictly via the sole agent Siddall Jones on **0121 638 0500**



