

Davidson

Freehold residential
development opportunity

FOR SALE

Cornerways, 1 Hagley Road West, Harborne, Birmingham, B17 8AL

Prominent corner position in sought after location

Full planning permission for 8 x 2 bedroom apartments in addition to the existing block of 4, fully let maisonettes

5,896 sq. ft. (548 sq. m) of proposed new build development

Existing maisonettes currently let producing £50,400 per annum

Freehold - £1,250,000

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COMPUTER GENERATED IMAGES OF PROPOSED DEVELOPMENT ARE INDICATIVE ONLY

LOCATION:

The site is located at the junction of Hagley Road West and Lordswood Road on the South Western periphery of Birmingham, affording a prime and prominent position, approximately four miles west of Birmingham City Centre and one mile north of the centre of Harborne.

The site occupies the corner plot of a significant junction along Hagley Road West and the surrounding area predominantly comprises of detached dwellings situated on generous plots of land. An area of open parkland separates the site from a denser arrangement of terraced housing to the North. Hagley Road is a principal arterial route leading from Birmingham City Centre and to the M5 motorway, which is three miles to the west of the site.

ROAD The A456 Hagley Road is one of Birmingham's main arterial routes. It is within easy reach of the region's motorway network with a direct link to junction 3 of the M5 and Spaghetti Junction, leading to junction 6 of the M6.

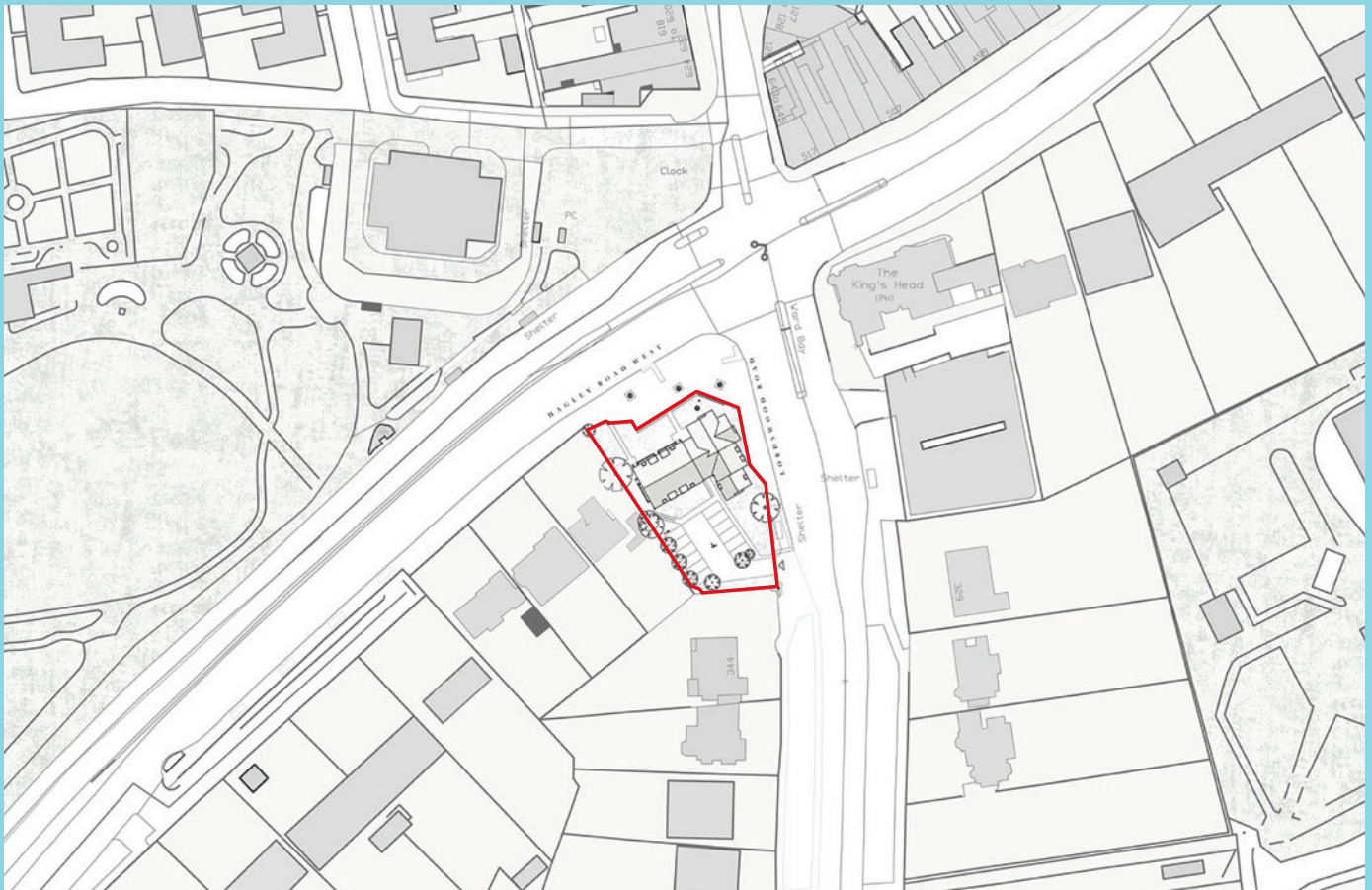
RAIL The nearby Five Ways station is just one stop from New Street, which offers frequent services to London and all major UK cities.

BUS Numerous bus routes can be accessed from Hagley Road and Five Ways Island, connecting to Birmingham and surrounding areas.

METRO The upcoming extension to the Midland Metro will provide a high quality, speedy link to Birmingham's clean air zone.

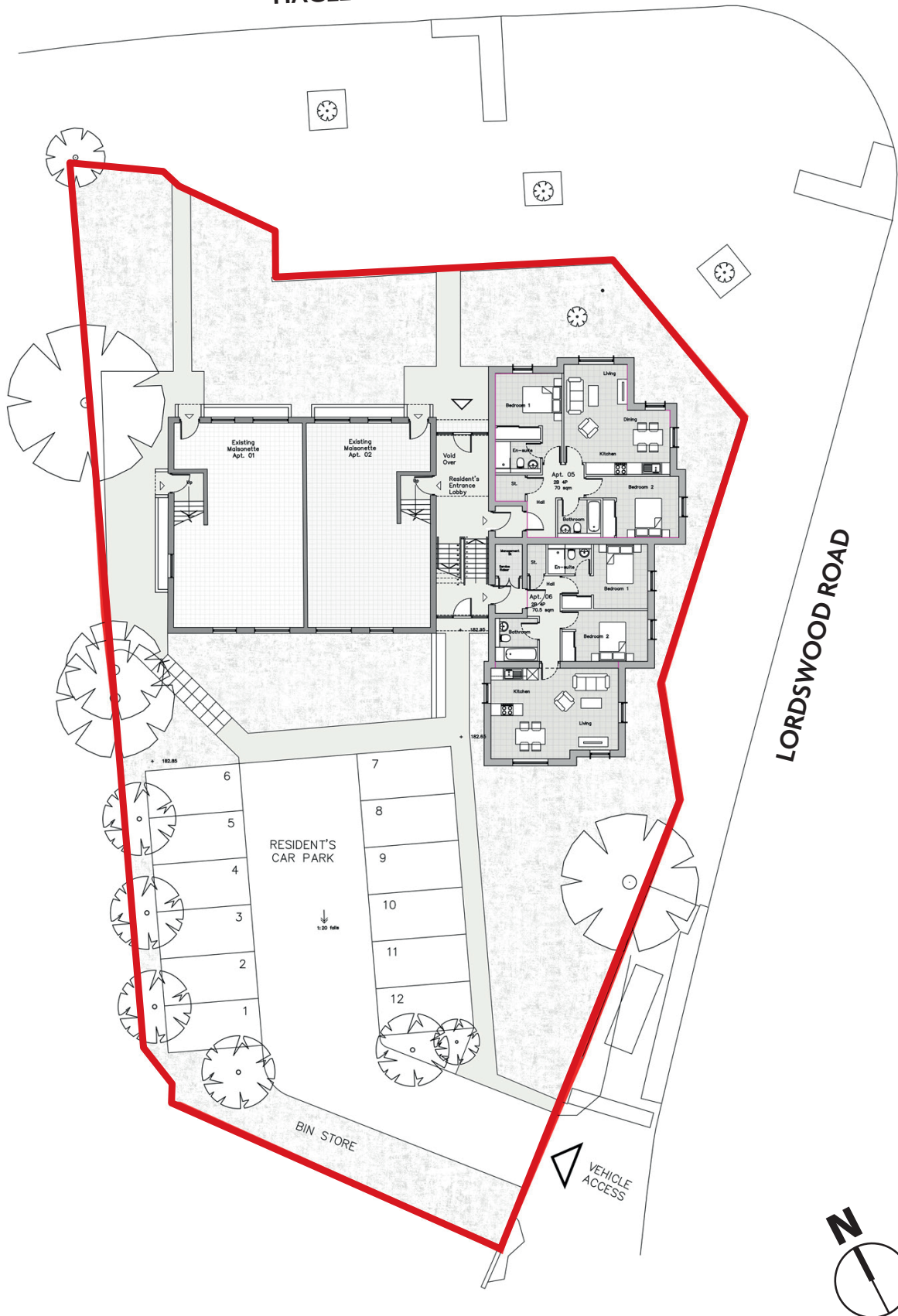
DESCRIPTION:

The site currently comprises a two storey building of 4 x 2 bedroom maisonettes. There is a stand alone garage block, which would be demolished under implementation of the approved planning permission. Set back from the main Hagley Road West, there is land to the side of the existing block which allows for development of a three story block of 8 new build 2 bedroom apartments with associated car parking. The existing maisonettes are currently let producing £50,400 per annum.



SITE MAP

HAGLEY ROAD WEST



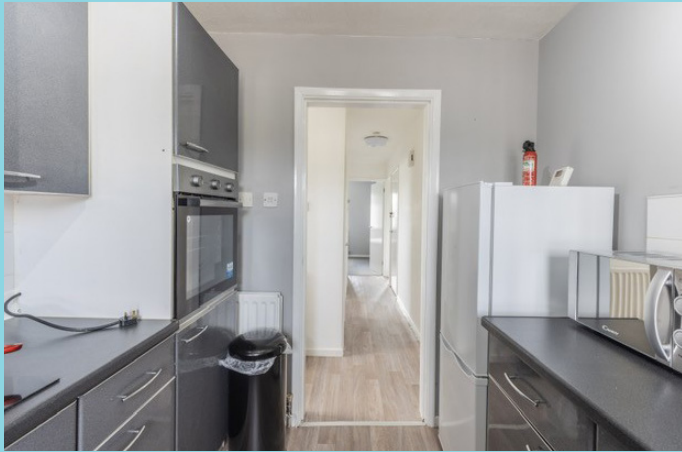
LORDSWOOD ROAD

RESIDENT'S CAR PARK

BIN STORE

VEHICLE ACCESS





PURCHASE DETAILS:

PRICE:

Offers in the region of £1,250,000 are sought for the Freehold interest.

SERVICES:

We understand that all main services are connected to the property but have not been tested by the Agent.

ANTI-MONEY LAUNDERING:

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

EPC:

Available upon request.

VALUE ADDED TAX:

We are advised that VAT is not applicable in this transaction.

LEGAL COSTS:

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

SCHEME OF MANAGEMENT:

The site is situated on the Calthorpe Estate and being a freehold property is subject to the Estates scheme of management. Any purchaser intending to redevelop this site will also require the formal consent of Calthorpe Estates under its scheme of management.

CONTACT:

For viewings and further information please contact:



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