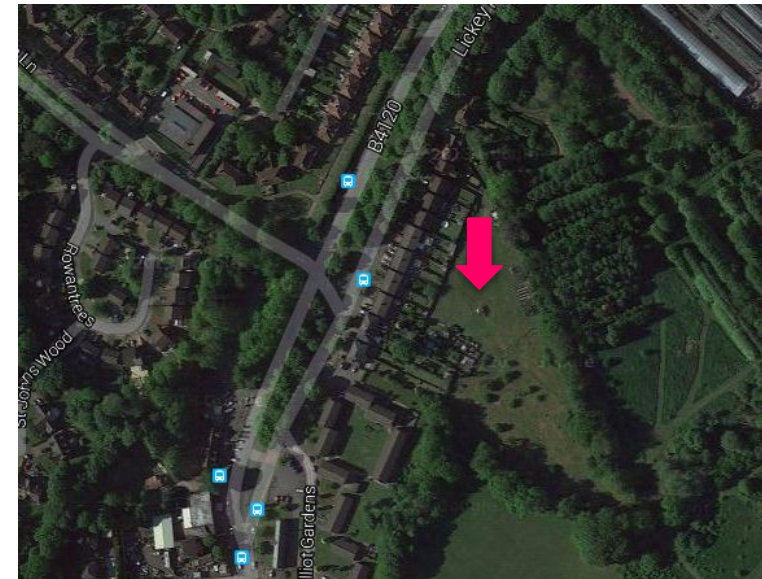
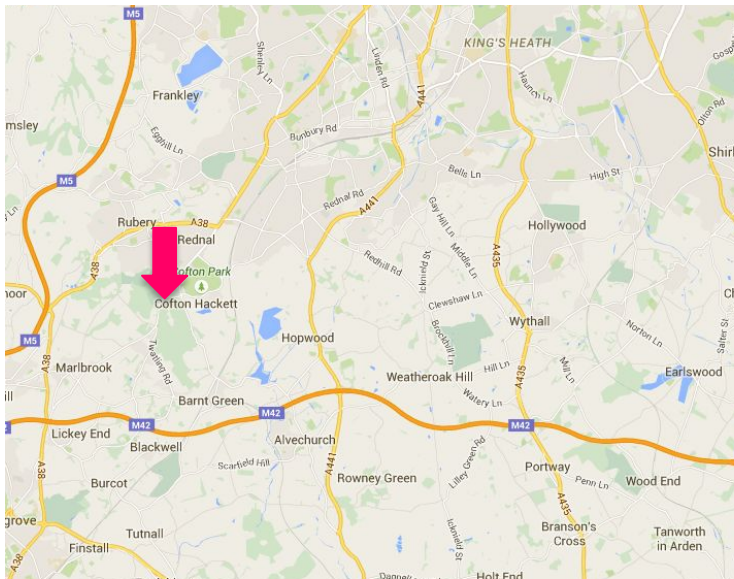
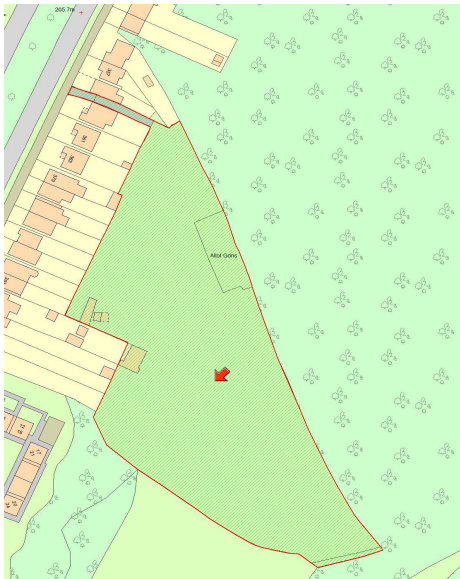


LAND FOR SALE

Land to the rear of 359 Lickey Road, Rednal, B45 8UR



- Located in a popular residential area
- Close to many amenities
- Site area: 2.55 acres (1.034 hectares)



FOR SALE

CONTACT:

Elta House, Birmingham Road
Stratford-upon-Avon, Warwickshire, CV37 0AQ
T: 01789 298 006



T: 01789 298 006

www.dobson-grey.co.uk



LOCATION

The site is situated just on the outskirts of Rednal, being easily accessed from Longbridge, Rubery and Barnt Green. The site is 0.6 miles south of Rednal town centre, 1.7 miles south west of Longbridge and 9.2 miles south of Birmingham City Centre. The site is located to the rear of the residential properties on Lickey Road, this road joins the A38, one of the major A roads in England. The site is positioned 1.4 miles from Longbridge Station, 1.9 miles from Morrisons and 0.3 miles from The Oak Tree Public House. The nearest bus stop is on Lickey Road opposite Leach Green Lane and the site is 0.1 miles from the nearest post box. The nearest schools are Rednal Hill Infant School (0.5 miles), St Columbas Catholic Primary School (0.9 miles) and Colmers School and Sixth Form College (1.4 miles).

SITE DESCRIPTION

The Property comprises a triangular green field. The total site extends to 2.55 acres (1.034 hectares) and comprises vacant land. The site has a single access from Lickey Road. The site falls within a 40 mph zone. The site gently slopes down to the edge of Cofton Park.

PLANNING

The site is located within Birmingham City Council for planning purposes and the most up to date policy is the Pre-Submission Birmingham Development Plan 2031 defining this former nursery as Open Space. The landowner has received pre-application advice (2015/08476/PA) which may be found in the [Information Pack](#). Within that pre-application advice it was accepted that the site was not "public open space and [is] not part of the park" but the test set out by Policy TP9 of the BDP apply. It advises that further work would be required to include a full assessment of need for open space to justify the site's redevelopment.

LEGAL

Further information on title may be found in the [Information Pack](#) along with the indemnity information. The site is to be sold freehold as a whole. Further information on title is available.

SERVICES

We understand that the site has mains electricity, water and drainage. Interested parties should make their own enquiries regarding services.

GUIDE PRICE

Offers are invited for the site as a whole on an unconditional or conditional basis.

VIEWING

All viewing to be strictly by prior appointment with sole agents Keri Dobson via Telephone 01789 298006 or email kdobson@dobson-grey.co.uk to arrange a viewing of the site.

September 2016

SUBJECT TO CONTRACT

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Land & Development Ltd in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Land & Development Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
 2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey.
 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
 4. VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
 5. The vendor reserves the right not to accept the highest, or any offer made.
- Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson-Grey and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.
- A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: http://www.opsi.gov.uk/acts/cacts1991/ukpga_19910029_en_1.htm