

DEVELOPMENT LAND OPPORTUNITY

Land on the Corner of Wellhead Lane & Aston Lane, Perry Barr, Birmingham, B20 3BW

- Site area: 4.443 Acres (1.798 hectares)
- Good proximity to Perry Barr Centre
- Prominent roadside site
- Next to Birmingham City University and Birmingham Hub
- Well located close to major roads including the M6 motorway, A4040 and the A34



FOR SALE

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LOCATION

This prominent site is located on the corner of Aston Lane and Wellhead Lane in the inner-city area of north Birmingham, Perry Barr. Perry Barr is approximately 3 miles from Birmingham City Centre. The land is well located close to the Birmingham City University Campus and Aston Villa Football Club. Nearby is the bustling One Stop Shopping Centre, less than 1 mile away from the site. This has over 60 stores including M&S Outlet, ASDA, New Look, Dorothy Perkins, Burton, Curry's and Argos Extra. There is also Tesco Superstore 0.3 miles away.

Perry Barr Train Station is less than 1 mile from the site and in terms of other transport infrastructure the site is well located to the A38(M) Aston Expressway, junction 6 of M6 motorway and the A34. Surrounding uses are principally residential both family and student housing, with a variety of manufacturing, retailing and offices uses. The site is adjacent to the Birmingham Hub which has been the subject of IM Properties recent planning application for the new base for the Birmingham Wholesale Markets.

DESCRIPTION & ACCESS

The site presents an exciting opportunity to develop, brownfield vacant land situated very close to Birmingham City University and Birmingham Hub with good accessibility to Walsall, Wolverhampton, Sutton Coldfield to the north and Birmingham to the South. The site is a level and rectangular shaped, with a noise bund protecting the residential uses of North Road at the east end of the site. The site extends to an area of circa 4.443 acres (1.798 hectares).

PLANNING

The site is currently classed as Employment Land. Evidence to justify the loss of Employment Land would need to be submitted as part of any formal planning application and the Birmingham City Council's Loss of Industrial Land to alternative uses SPD needs to be taken into account.

The site has an historic consent for trade counter B8 use (planning application ref. 2007/06426/PA) for the 'erection of warehouse and use of site for storage of building materials to include sales to trade only'. The site also has an historic consent for car parking for 275 cars to operate from 6am to 11pm, 7 days a week. The site was the subject of an appeal (APP1PP460S/W/16/3143604) for residential development with details of proposed access and with all matters reserved (Application 2015/01779/PA). The application was for 95 no. dwellings proposed, as a mix of 28 no. 1 beds, 45 no. 2 beds, 15 no. 3 beds, and 7 no. 4 bed units with 35% affordable housing. The Appeal was dismissed on grounds of noise and disturbance from the Outdoor Markets. The Inspector concluded however, "the site is situated within an accessible and sustainable location for new development, and represents an effective reuse of previously developed land, for which it has been adequately demonstrated that there is no longer a requirement for employment use. The proposed development would provide additional housing within the local market as well as economic benefits related to the construction and future occupation".

Interested parties will need to demonstrate that they have considered and addressed resolution of noise and disturbance matters as part of any offer.



Subject to Contract / October 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).
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 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

LEGAL

The site is available immediately, freehold with vacant possession as a whole or in part. The site benefits from income from 3 advertising hoardings, located on the junction of Wellhead Lane and Aston Lane. The passing rent is £3,000 per annum. It should be noted that there is a strip to the northern boundary, along the railway track, where certain rights are reserved to the benefit of the British Railways Board. Further information is available upon application.

TECHNICAL

Historic instance of Japanese knotweed has now been treated and under warranty. A Phase 1 Ground Survey is available providing further information on ground conditions.

SERVICES

We understand that mains services run along Wellhead Lane and Aston Lane. However all interested parties should make their own enquiries in regards to mains services.

GUIDE PRICE

Offers are invited for the site as a whole.

VIEWING

All viewings strictly by prior appointment with sole agent Dobson-Grey as sole agents. For further information regarding arranging a viewing contact Keri Dobson on Tel 01789 298006 / email

kdobson@dobson-grey.co.uk

DOBSON GREY



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