

A Bilfinger Real Estate
company



For Sale

Land and
Buildings at
Winfield House,
113 Lordswood
Road, Harborne,
Birmingham B17
9BH

On behalf of Queen Alexandra College



October 2014

- Freehold development opportunity (subject to planning)
- Existing building comprises 12 self-contained flats/bedsits
- Site area extends to 0.47 acres (0.19 ha) gross
- Located in a sought after residential area
- Unconditional and subject to planning offers invited

08449 02 03 04
gva.co.uk/8245

Location

The property is situated on the north eastern side of Lordswood Road (A4040), to the north of the junction of Lordswood Road, Court Oak Road, and Crosby Road. The property enjoys a prominent position and is located approximately half a mile from the centre of Harborne and approximately 5 miles to the south west of Birmingham City Centre which can be accessed via Hagley Road (A456).

Hagley Road is an arterial route into the City of Birmingham and provides a direct approach to Junction 3 of the M5 motorway, approximately 3.5 miles distance. The A38 and A38M are accessible from Birmingham city centre providing a direct link to Junction 6 of the M6 motorway and wider M40 and M42 between networks.

Main line railway services are accessible from Birmingham New Street and Birmingham Snow Hill Railway Station. A local stopping railway service is available at Selly Oak Railway Station approximately 2 miles from the property. Birmingham International Airport is located 8 miles south east of Birmingham City Centre.

Description

The property comprises a single detached building which we understand has been converted into 12 self-contained flats/bedsits. The site area extends to approximately 0.47 acres (0.19 ha) gross.

The property benefits from a large and prominent road frontage with a large rear and side garden.

The property adjoins a small private orchard to the rear (outlined and cross-hatched blue on the attached Promap plan).

Our client has approached the owners of the third party land and enquired as to the availability of the land. The vendors confirmed that they are not willing to sell this land, either to our client or any third parties at this present time.

The vendors of the third party land have asked that we inform all interested parties of their position and therefore, we request that no attempts are made to approach the owners of this land.

Furthermore, our clients will be retaining a meter wide strip of land along point A and B (outlined and cross-hatched green on the attached Promap) between the private third party land and the land being marketed for sale.

Tenure

The freehold property will be available with vacant possession.

The property is sold subject to all third party rights, easements, statutory designations currently passing. Purchasers must make their own enquiries in this regard.

Planning

All interested parties should contact Birmingham City Council Planning Department to discuss the potential development opportunities at this site.

The Birmingham Planning Department general enquiries number is (0121) 303 1115.

Services

We understand the existing building is connected to all mains water, gas, electricity and drainage.

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and utilities.





Viewing

The property remains in occupation and as such will only be open for internal/external viewings on set viewing dates.

GVA requests that no attempt should be made to gain access to the property or any contact made with any of the tenants of the property outside of these allocated slots.

Due to the continued occupation of the building we further insist on discretion in any roadside inspections.

Basis of Offers

The vendor wishes to dispose of the freehold interest in the entire property and to invite offers on unconditional and conditional basis.

Interested parties submitting conditional offers will be required to demonstrate their ability to redevelop the site by providing details of:-

- Track record on similar opportunities, together with CV of the company, individuals to be involved and details of funding ability.

- Indicative proposal with particular reference to the use, building form and layout.

Unconditional offers will be required to be supported with timescale for exchange, completion and satisfactory proof of funds.

EPC

The EPC rating of the building is XXX.

A full copy of the EPC and Recommendations Report is available within the sales information pack.

Sales Information Pack

Further information is available upon request

For further information, please contact:

James Gibson

T: 0121 609 8522

E: james.gibson@gva.co.uk

Mark Birks

T: 0121 609 8463

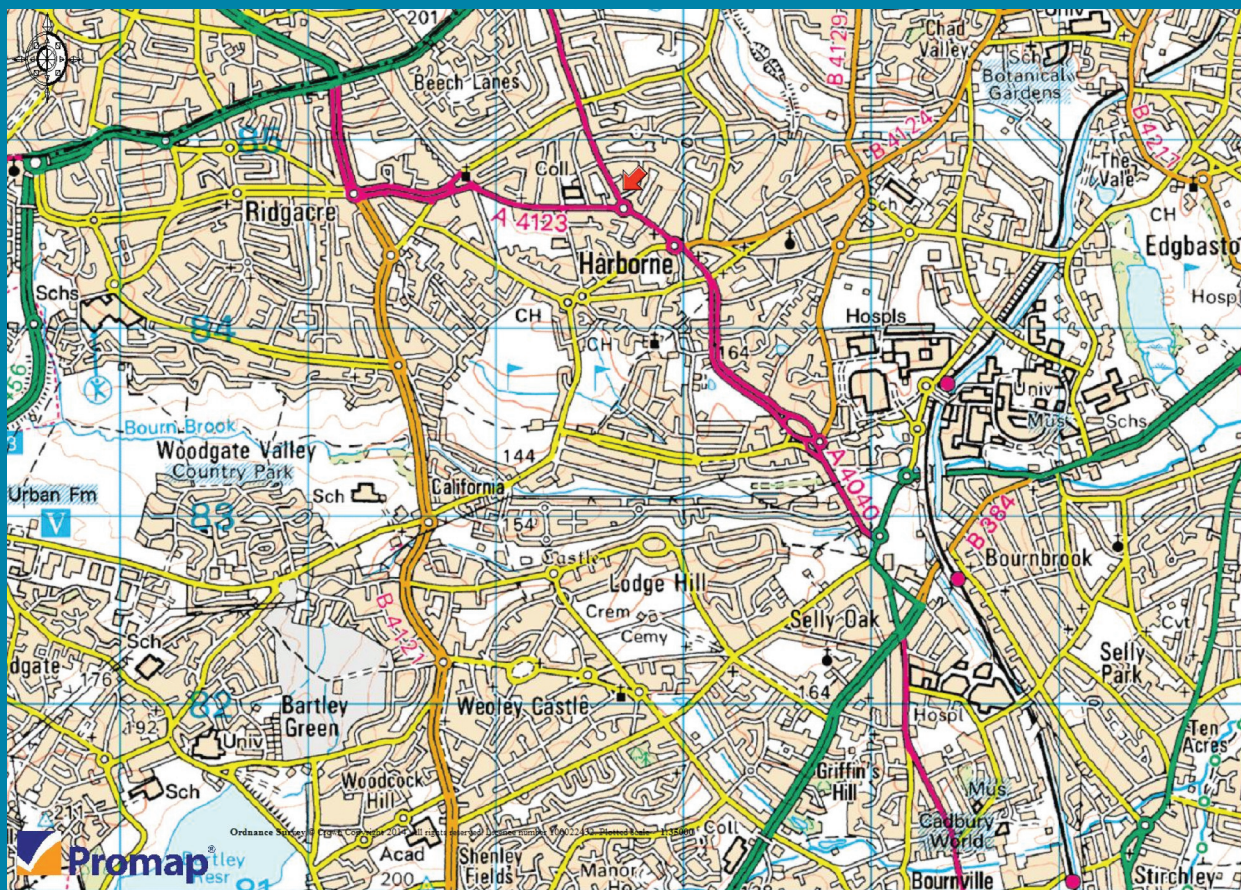
E: mark.birks@gva.co.uk

Subject to Contract

London West End
 London City
 Belfast
 Birmingham
 Bristol
 Cardiff
 Edinburgh
 Glasgow
 Leeds
 Liverpool
 Manchester
 Newcastle

Published by GVA
 10 Stratton Street, London W1J 8JR

©2012 Copyright GVA GVA is the trading name of GVA Grimley Limited and is a principal shareholder of GVA Worldwide, an independent partnership of property advisers operating globally
gvaworldwide.com



08449 02 03 04
gva.co.uk/8245

GVA is the trading name of GVA Grimley limited, conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT Reproduced by courtesy of the Controller of HMSO Crown Copyright reserved. License No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only.