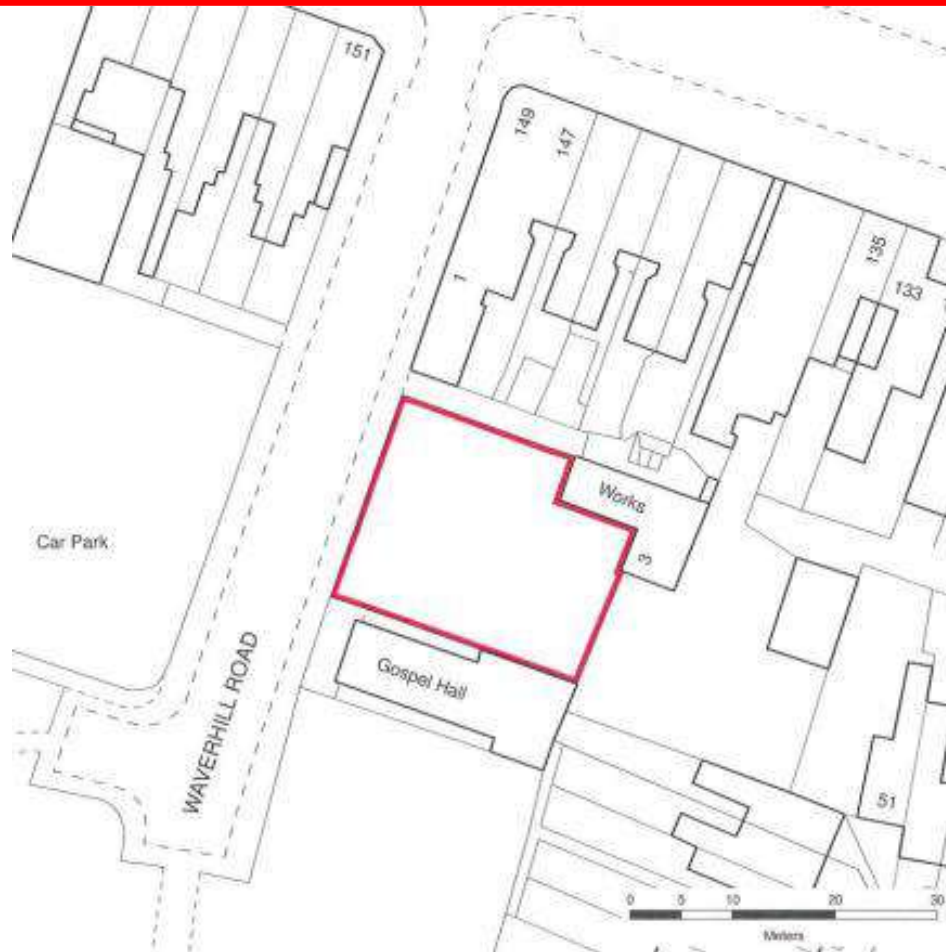


**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

DEVELOPMENT LAND WITH FULL PLANNING
PERMISSION FOR THREE STOREY MIXED USE BUILDING



**LAND ON WAVERHILL ROAD, HANDSWORTH,
BIRMINGHAM, B21 0UE**

5,371 SQ FT (499 SQ M)

- FREEHOLD INTEREST
- PLANNING GRANTED
- ESTABLISHED LOCATION
- RESIDENTIAL USE GRANTED

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The site is situated on Waverhill Road just off the prominent A41 Soho Road in Handsworth. The A41 Soho Road is predominantly retail nature to include a vast variety of businesses within close proximity varying from clothing, banks, restaurants & take-aways. Birmingham City Centre is approximately 2.8 miles away south east from the property. The M5 J1 is located approximately 2 miles west of the property.

DESCRIPTION

The site is a vacant unused rectangular site which is mainly overgrown with vegetation.

ACCOMMODATION

AREA	SQ FT	SQ M
Site	5,371	499
TOTAL	5,371	499

PLANNING

The site has outline planning permission for a three ground floor retail units and six residential flats on the upper floors. Full plans together with the decision notice can be viewed/downloaded online by clicking on the link below and submitting the following planning application number: **2015/06508/PA**. Alternative proposals may be considered, subject to planning.

<https://eplanning.birmingham.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

TENURE/PRICE

The freehold interest is available at a quoting price of £495,000, subject to contract.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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