

## **FOR SALE FREEHOLD - OFFERS INVITED**

### **LAND TO THE REAR OF HARBORNE STORES PH, 109-111 HIGH STREET, HARBORNE, BIRMINGHAM, B17 9NP**



- Rectangular parcel of land with direct access off Station Road
- Suitable for a range of uses subject to necessary consents
- Site area of c. 0.039 of an acre
- Freehold unconditional offers invited
- Likely to be of interest to local/regional developers, builders and investors

## Location

Located within the affluent Edgbaston constituency, approximately 3 miles south-west of Birmingham city centre, Harborne is widely regarded as one of the city's most desirable suburbs, offering a vibrant mix of pubs, restaurants, coffee shops, and boutique retail outlets.

The subject land is situated to the rear of the Harborne Stores PH, just off the main High Street, with access from Station Road. The surrounding area comprises a blend of residential and commercial uses, and the site is likely to appeal to local and regional developers, builders, and investors seeking a well-positioned opportunity in a highly sought-after location.

## Property Description

The parcel of land comprises a rectangular parcel of scrubland and is c. 0.039 of an acre in size.

## Tenure

Freehold. The site forms part of the pub's title and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 3 and outlined in red (the demise in blue is to be retained by the Landlord).

## Planning & Development

We have been advised that the site is not in a flood zone, the adjoining properties are not listed, nor is the site in a conservation area. However, all parties must satisfy their own enquiries.

Birmingham City Council:  
<https://www.birmingham.gov.uk/planning>

## Highways

Access is currently obtained from Station Road which is just off Harborne High Street. Prospective purchasers should undertake their own investigations to ensure the access is adequate for the proposed development.

## Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

## VAT

VAT is applicable on the sale of the land.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

***The demise being sold is the area between the fence and end terraced property, marked indicatively in red below.***



## Enquiries



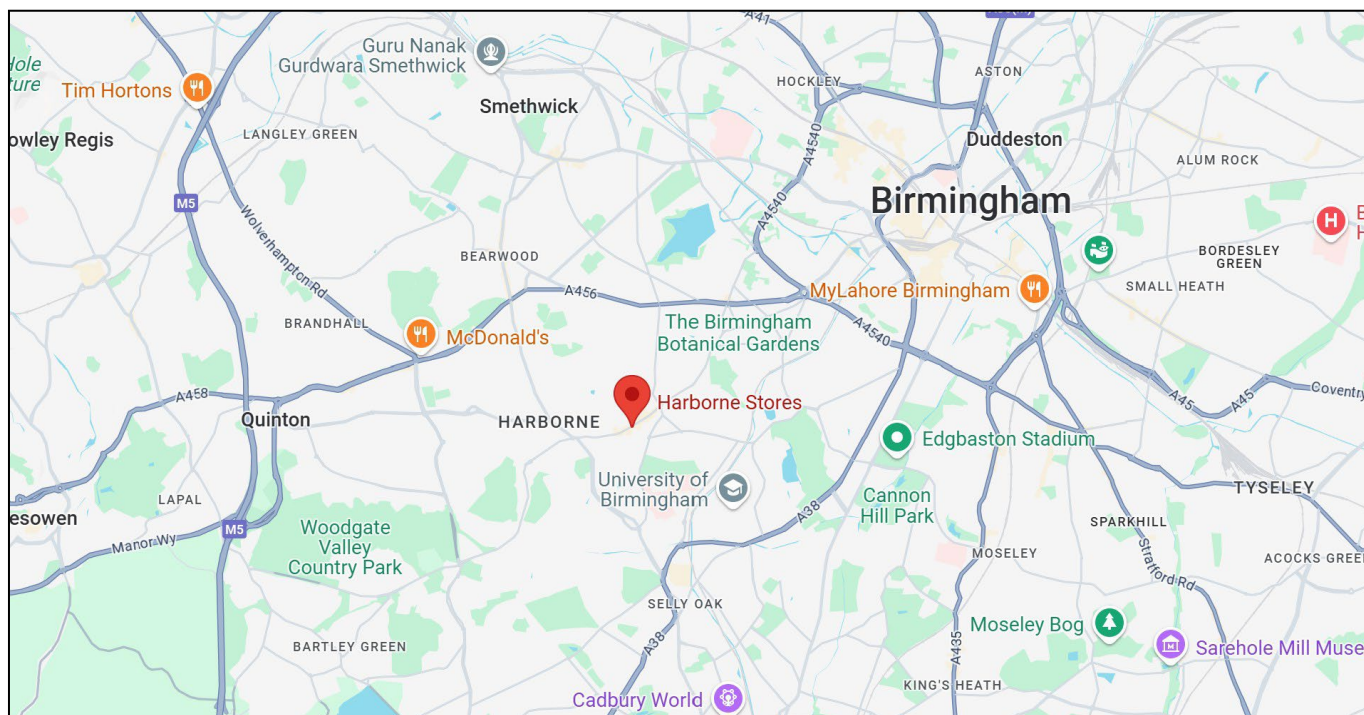
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## Location Plan



## Site Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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## Our Services & Offices

