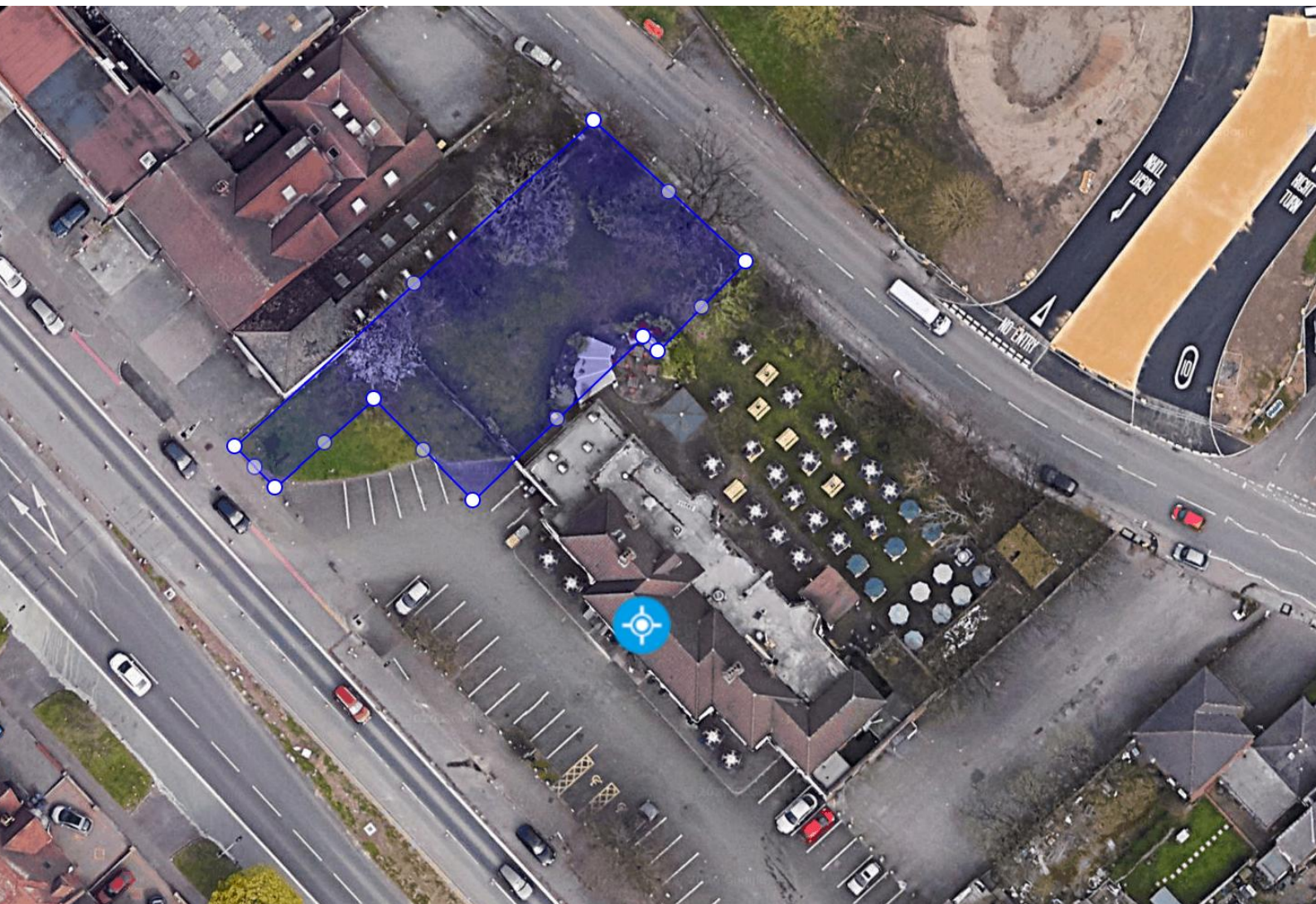


**FOR SALE FREEHOLD – GUIDE PRICE £200,000+VAT
LAND ADJACENT TO THE TENNIS COURT PUB, WALSALL
ROAD, PERRY BARR, BIRMINGHAM, B42 1TY**



- Potential commercial development opportunity on a busy roadside location with c. 20,000 daily traffic flows
- Site area of c. 0.16 acres
- Freehold unconditional offer preferred
- The sale will include a restriction against residential use / development
- The proposed carve out offers the potential for c. 10x dedicated parking bays
- **All viewings are strictly by appointment only.**

Location

The land sits adjacent to the Tennis Court public house on the busy A34 Walsall Road, an arterial route heading into Birmingham, 3 miles north of the city centre.

Daily traffic flows are understood to be close to 20,000 vehicle movements.

The surrounding area is a mixture of residential, industrial and commercial properties and the site is in close proximity to the Alexandra Stadium.

Property Description

The parcel of land comprises a large grassed area and is c. 0.16 acres 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 1 & 3 and outlined in blue.

Planning & Development

Any future development of the site will require reconfiguration of the parking arrangements in line with the layout shown in the image on page 1. The proposed plan provides for 10x dedicated parking spaces. The purchaser will also be required to erect a close boarded fence to separate the pub beer garden from the development plot.

The landlord has prepared an indicative retail/commercial scheme subject to necessary planning consents (shown on page 4 below).

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, Council House, Victoria Square Birmingham, B1 1BB:

<https://www.birmingham.gov.uk/>

Highways

Access is obtained from the A34 Walsall Road and prospective purchasers should undertake their own investigations to ensure the access is adequate for the proposed development.

Reciprocal rights of access will be granted to the purchaser for access and egress to and from the site.

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 site.

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.

Enquiries

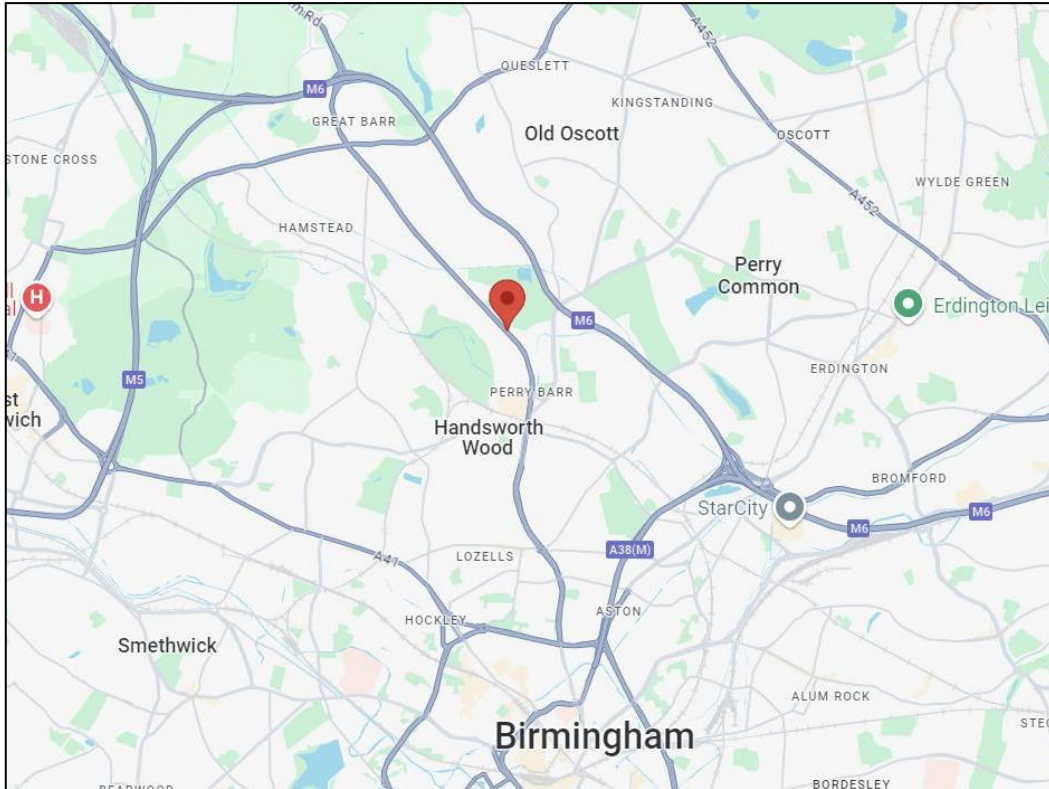


Contact: Richard Tole
Tel: 07917 088 221
Email:
richard@wtsccommercial.co.uk

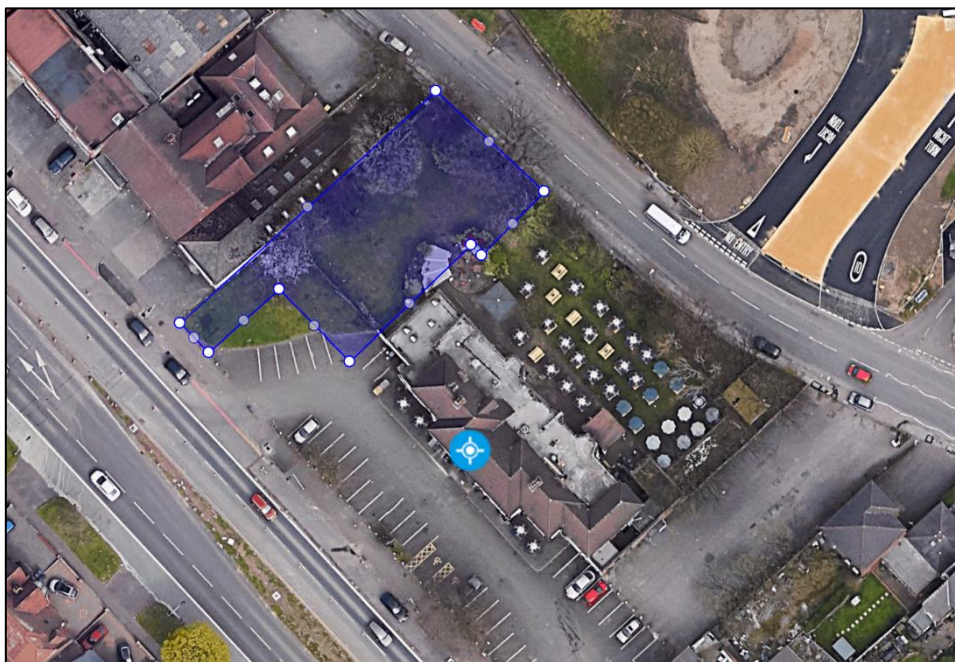


Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

Location Plan



Site Plan





Indicative retail / commercial scheme



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. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

