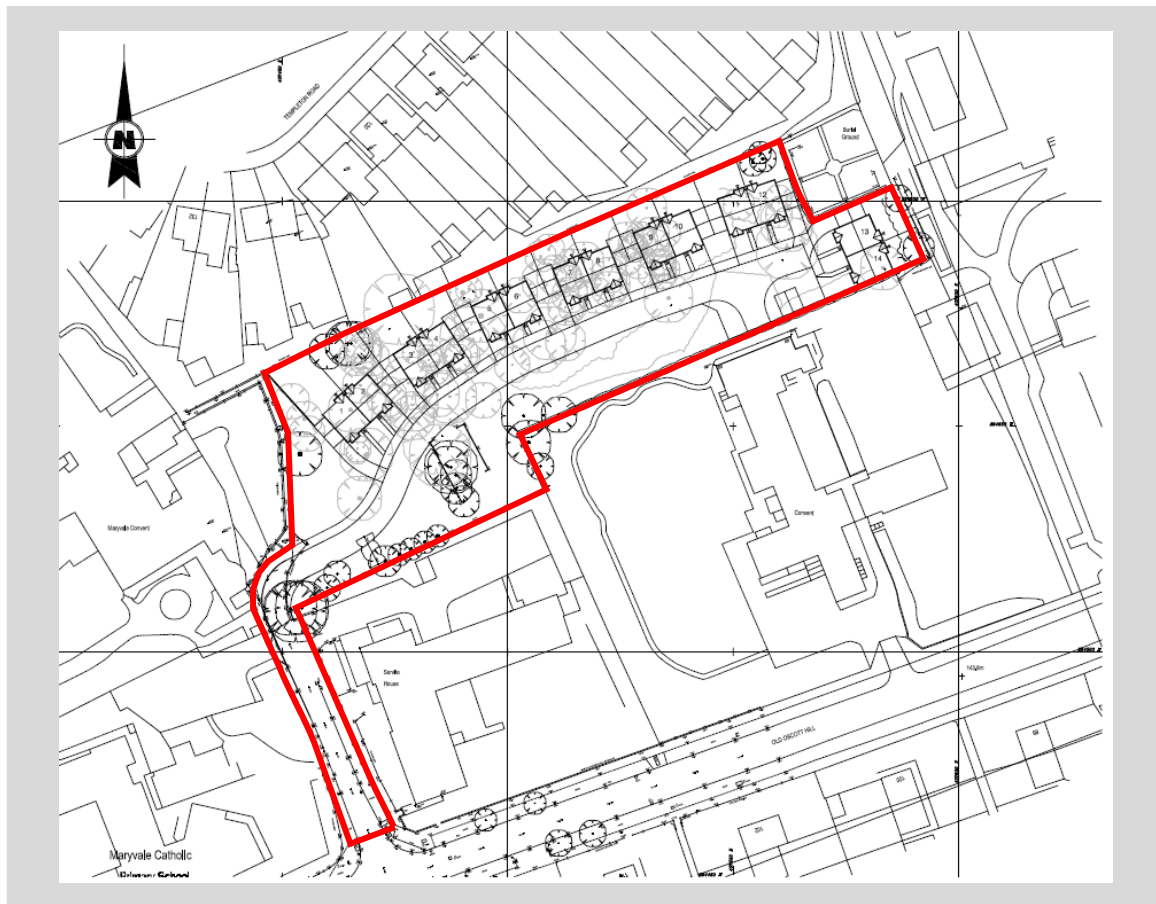


FOR SALE **RESIDENTIAL DEVELOPMENT SITE**

**LAND AT MARYVALE, OLD OSCOTT HILL,
KINGSTANDING, BIRMINGHAM**



- Outline planning permission for 14 semi-detached bungalows
- 1.42 acres (0.57 hectares)
- Popular area of Birmingham

INTRODUCTION

A prime development site with the benefit of outline planning permission for 14 bungalows in a popular area of Birmingham.

LOCATION

The site is located within the popular area of Kingstanding, north Birmingham. The site is located approximately 6 miles from Birmingham city centre and within close proximity of the Royal Town of Sutton Coldfield (4 miles).

The site has excellent connectivity to the road network, with junction 7 of the M6 being approximately 2 miles from the site; and the A452, A4041 and A34 all under 1.5 miles.

The site is located in a residential area within close proximity to Maryvale House which is part of Maryvale Institute, Maryvale Catholic Primary School and Cardinal Wiseman Catholic Technology College (secondary School). The area of Oscott has strong association with the Catholic faith.

DESCRIPTION

The site is located north of Old Oscott Hill, in the area of Oscott, Kingstanding, north Birmingham. The site is located off a cul-de-sac and is currently screened by existing shrubbery on the boundary of the site and galvanised steel palisade fencing.

The site is approximately 0.57 hectares (1.42 acres) and consists of one plot of land and is rectangular shaped. The site is unoccupied land.

PLANNING

The site benefits from outline planning permission granted by Birmingham City Council on the 21st June 2018 under reference 2016/10285/PA. The description of development is "*Outline planning application for up to 14 bungalows (with ancillary parking and amenity space, site infrastructure and realignment of road between Servite House and Maryvale Catholic Primary School/Maryvale Convent) with all matters reserved.*"

Copies of the application information are available upon request.

The site may be suitable for alternative residential scheme subject to planning.

The vendor will retain a right of way for access to the adjoining property until the road is adapted. Adjoining land owners will also need to retain a right of way for access.

TENURE

The freehold interest is for sale with vacant possession upon completion.

LEGAL COSTS

Each party will bear their own legal costs in the transaction.

GUIDE PRICE

Offers invited.

SERVICES

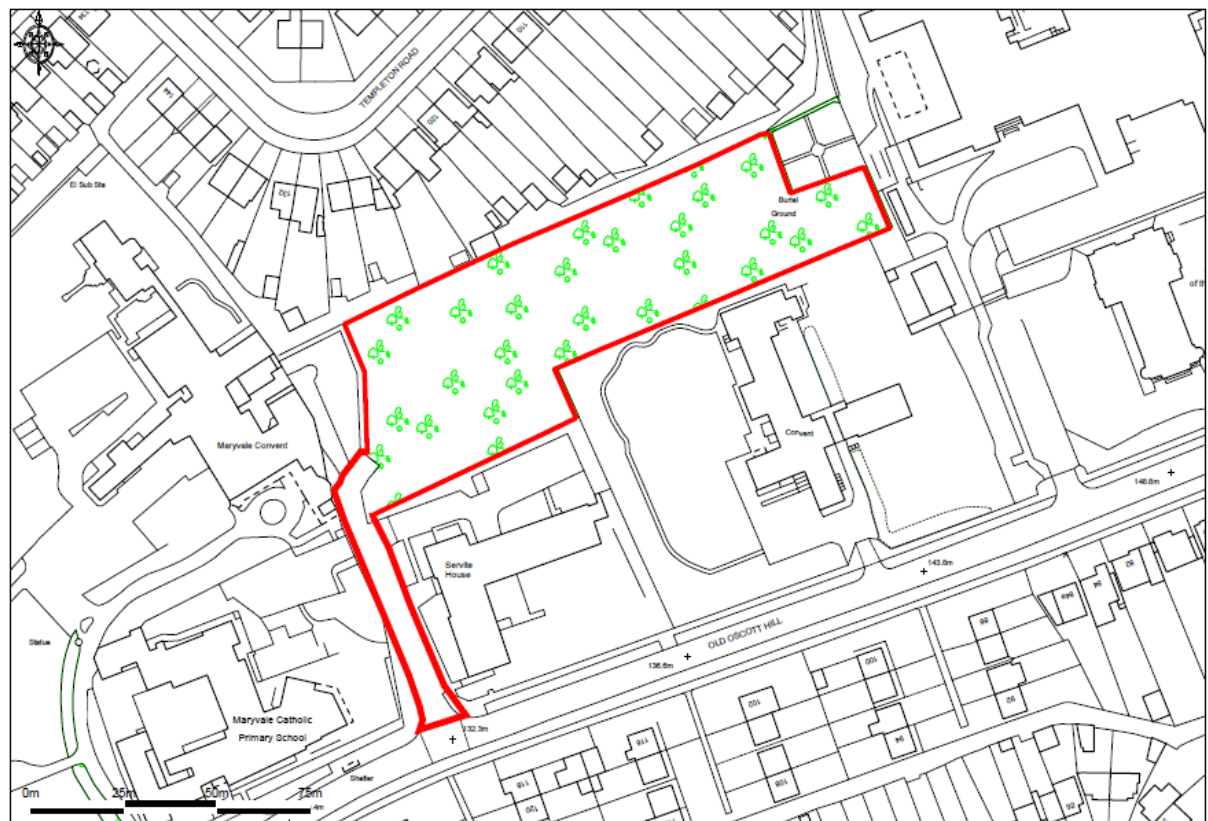
Interested parties to make their own enquiries with the relevant utility providers.

VIEWING AND FURTHER INFORMATION

If you require access to the site then please contact the sole agents. Further information is available from Christopher Bywater / Chontell Buchanan on 01902 71099 or email chris@firstcity.co.uk / chontell@firstcity.co.uk.

Please quote reference 4643.

SITE PLAN



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England
no. 1764529



Certificate No. FS 34830

Regulated by RICS