

FOR SALE

CONVENT WITH POTENTIAL FOR CONVERSION/ REDEVELOPMENT



99 OLD OSCOTT HILL, KINGSTANDING, BIRMINGHAM, B44 9SR

- Convent site with potential for conversion/redevelopment
- Site is approximately 1.8 acres (0.73 hectares)
- 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 Property comprises a three-storey convent incorporating residential accommodation and a place of worship.

The convent building is of traditional brick construction and the majority of the building is surmounted with a flat roof, other than the chapel which has a pitched roof. We understand that the Property is approximately 50 years old.

The property is arranged over three floors comprising lower ground floor, upper ground floor and first floor. The gross floor area is approximately 1,252 sq m (13,500 sq ft).

The main entrance into the Property is at upper ground floor level which also includes offices, daytime living accommodation, main kitchen, the chapel and seven bedrooms. The first floor contains a further 15 bedrooms, bathrooms and kitchens. The lower ground floor generally provides ancillary accommodation including a boiler room, drying room, laundry, craft room and storage rooms.

The Property sits within approximately 1.8 acres (0.73 hectares) comprising a car park area for approximately 12 cars and the remainder being managed lawns and gardens.

The site boundary is formed by brick walls, wrought iron gates and shrubbery.

PLANNING

The site lies within the jurisdiction of Birmingham City Council. Alternative uses maybe acceptable subject to obtaining the relevant planning permission.

SERVICES

We understand that mains services are available to the property. The heating system is gas fired. Interested parties to carry out their own enquiries.

BUSINESS RATES/COUNCIL TAX

We understand that as a place of worship the property is exempt from Business

Rates. Alternative uses may result in a liability for Business Rates or Council Tax.

GUIDE PRICE

Offers invited in excess of £1,000,000 (One million Pounds.)

TENURE

The freehold interest is for sale with vacant possession. Restrictive covenants as to use will be included in the Transfer of the property to ensure that an approved development is carried forward.

LEGAL COSTS

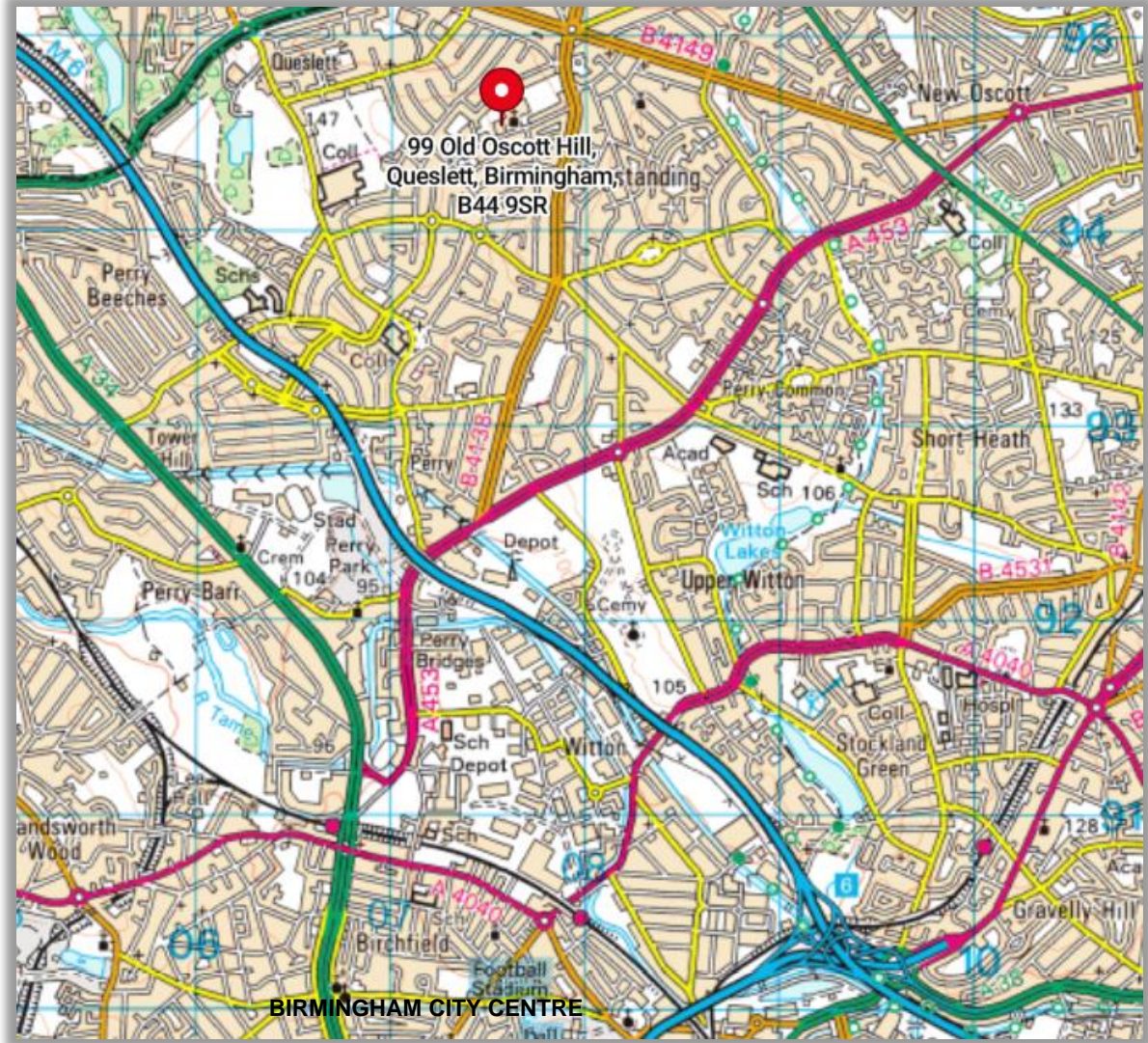
Each party will bear their own legal costs in this transaction.

VIEWING

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5255. Ask for Christopher Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk

SITE PLAN



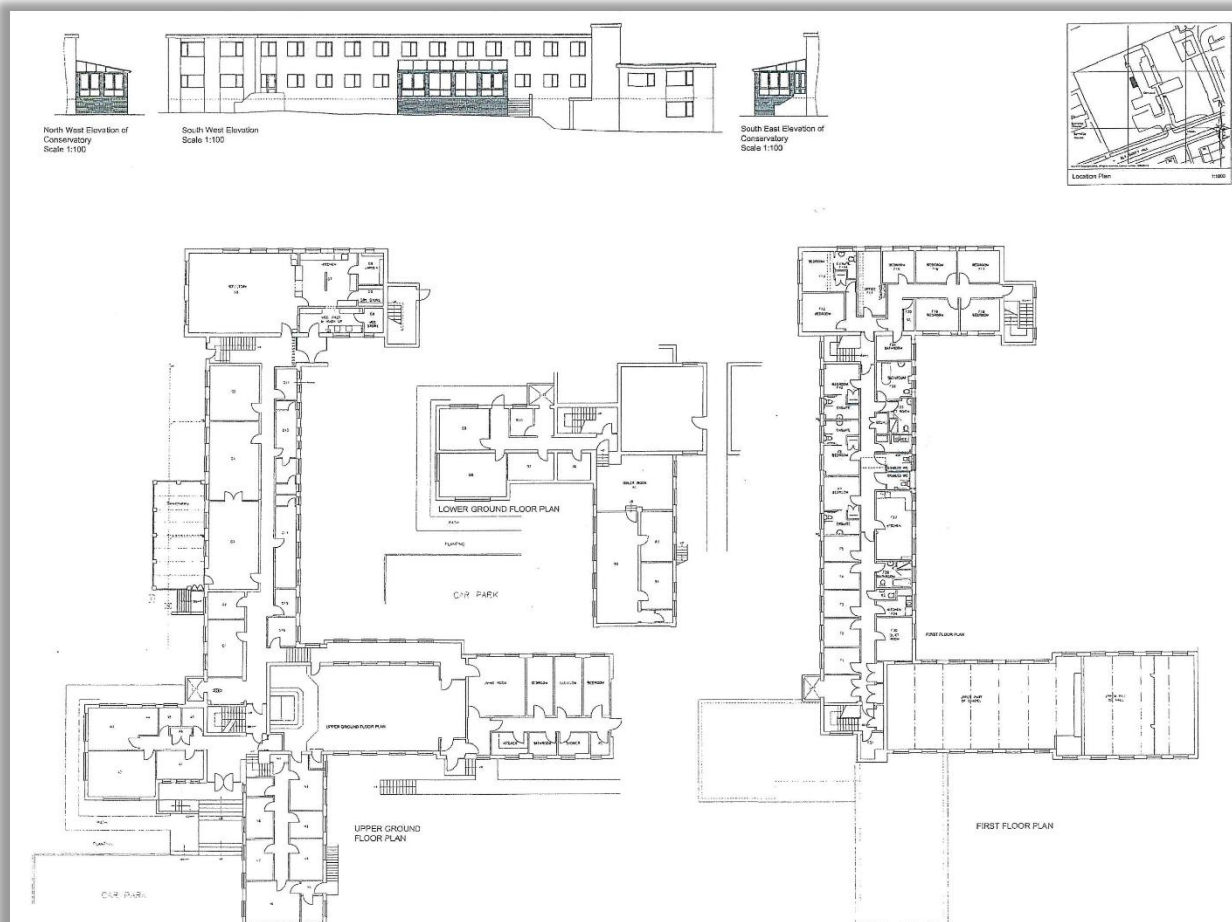


PHOTOGRAPHS





FLOOR PLAN



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

tel: 01902 710999

www.firstcity.co.uk

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