

FREEHOLD LAND FOR SALE- DEVELOPMENT OPPORTUNITY

Land to the rear of the White Hart

331 Gressel Ln, Tile Cross, Birmingham B33 9UU



Key Highlights

- Site area of 0.215 acres (0.087 hectares)
- Excess car park surplus to pub requirements
- Potential for a residential scheme (STP)
- Opportunity to develop to a variety of 'E- class' uses, such as Day Nursery (STP)
- Freehold unconditional and conditional offers invited (STP)

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Location

The land at White Hart public house is located in a residential suburb in the eastern side of Birmingham city. The subject site is positioned in the north western side of the pub site and is accessed via Gressel Lane and a right of way which will be formed over the north east side of the pub site.

Solihull is located to the south 6.3 miles (10.1 kilometres), Coventry is located to the east 13.4 miles (21.6 kilometres), and Tamworth 14.4 miles (23.2 kilometres) to the north.

Connections to the A452 1.3 miles (2.1 kilometres) to the east of the subject property servicing into the M6 3.4 miles (5.5 kilometres) to the east.

Lea Hall train station is 1.1 miles (7.8 kilometres) to the west of the subject property servicing from Birmingham New street to London Euston.

Tenure

Freehold subject to vacant possession.

Description

The overall site (delineated in yellow) extends to approximately 0.215 acres (0.087 hectares) and is generally regular in shape with a relatively even topography. The pub building is positioned in the far south eastern corner with an approximate 20% site coverage.

We understand that the car park is underutilised and there is therefore an opportunity to remove/sell the car park to the side of the pub.

Planning

The pub is grade 2 listed and does not within a conservation area. The land is not within a prohibitive flood zone and the trees to the rear are not subject to specific TPO's. The land is also within a settlement boundary. All parties must satisfy their own enquiries.

Local authority

Birmingham Local Planning Authority:
www.birmingham.gov.uk

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All parties are advised to make their own enquiries regarding the serviceability of the land. The right to install utilities will also be granted.

GUIDE PRICE

VAT

VIEWING

Where appropriate, we recommend interested parties carry out a discreet inspection of the site.

We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.



Contacts

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