GVA is the trading name of GVA Grimley Limited, conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

For Sale

Land and Buildings at
Upper Clifton Road
Sutton Coldfield
B73 6BP

• Development Opportunity with Residential and Alternative Use Potential (STPP)
• Central location just off the High Street in the popular town of Sutton Coldfield
• Total site area of 0.43 acres (0.17 ha) Gross
• Quick and Easy Access to Birmingham City Centre, Walsall, Lichfield and the Motorway network
• Conditional/Unconditional Offers invited
Location
The site at Upper Clifton Road is located on the edge of Sutton Coldfield town centre, in the county of the West Midlands. Upper Clifton Road links directly to the A5127 High Street, a principle arterial route to Birmingham City Centre, approximately 8 miles to the south west and Lichfield 10 miles to the north. Junction 5 of the M6 motorway is approximately 6 miles distant.

Sutton Coldfield town centre benefits from a variety of shops and amenities. The railway station is located approximately 100m to the south east of the site, and benefits from regular direct services to Birmingham City Centre. The wider Sutton Coldfield area is also home to a number of highly rated schools for all age ranges, and Sutton Park which has National Nature Reserve status.

Description
The site area extends to approximately 0.43 acres (0.17 ha) gross. The site is in close proximity to the town centre High Street. As such it is believed that it would lend itself to a variety of different potential uses including residential, commercial or specialist retirement, subject to planning. The site is bounded by a public park with tennis courts and bowls lawn to the south and west. The southern boundary of the site is bordered by a public park with tennis courts and bowls lawn to the south and west. The eastern border of the site is bounded by a private road serving the adjacent Sutton Town Hall Building. The northern boundary of the site has a frontage onto Upper Clifton Road.

The topography of the site is generally level with the land bordering the site to the south and west sloping away.

The existing building on site is used as office accommodation. The single-storey building is timber clad with a flat roof and is ‘U’ shaped in nature. The building extends to approximately 373.8 sq m (4,024 sq ft) GIA. The current building comprises 9 private offices, a large reception area, male and female toilet facilities and a kitchen.

The site benefits from a paved walkway access from Upper Clifton Road and a stepped access from the private road bordering the site to the east.

There are some mature trees within the periphery of the site.

Services and Access
We understand that mains water, gas, drainage and electricity are connected to the site.

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage, either on or off site.

All rights of access to the site are retained across the private road which bounds the site to the east.

Town Planning
The site is currently used as office accommodation (Class B1). It is considered that the site lends itself to potential redevelopment for alternative uses to include Residential and Commercial, subject to obtaining all necessary consents and approvals.

An Informal Development Brief has been prepared to provide an indication of appropriate forms and parameters of development as discussed with the Local Planning Authority.

A copy of the Development Brief is available as a component of the Sales and Legal Pack.

Planning enquiries can be directed to John Davies in BCC Planning Department Tel: 0121 303 1115.

Tenure
The site is to be sold freehold in its current condition. The property is sold subject to all third party rights, easements and statutory designations currently passing.

Viewing
Viewing can be carried out by roadside inspection. We confirm that no attempt should be made to gain access to the site and request that discretion is used should a roadside inspection be undertaken.

It is anticipated that a number of viewing days will be organised. Please contact GVA to arrange a time and date to inspect the site and existing buildings.

Disposal
Offers are invited for the freehold interest in the entire property. Our clients will consider offers on both an unconditional or conditional basis.

Parties offering on the site will be required to demonstrate their ability to redevelop the site by providing details of:-

- Track record on similar projects together with CV of company and funding ability
- Indicative proposals with particular reference to mixture of uses, build form and layout.
- The identification of all conditions to which any offer is subject.

All offers should be exclusive of VAT liability which may apply.

Interested parties should submit their offer to include a completed copy of the Invitation to Tender included within the Sales and Legal Pack along with any supporting information.

Please address offers to GVA, 3 Brindleyplace, Birmingham B1 2JB marked for the attention of Andrew Moss. Offers are to be submitted by 12 noon on 3 February 2012.

Birmingham City Council reserves the right not to accept the highest or any offer received.

Costs
The purchaser will on completion be liable to pay the Council’s surveyors fee amounting to 1% of the purchase price subject to a minimum of £5,000, and the Council’s legal costs of 1% of the purchase price subject to a minimum of £5,000.

Additional Information
A Sales and Legal Pack is available on CD from the agent which contains:-

- Disposal Plan
- Site Photographs
- Planning Brief
- Topographical Survey and illustrative models
- Accommodation Plan
- EPC
- Asbestos Survey and Asbestos Management Plan
- Tree Survey
- Transport Appraisal
- Invitation to Tender
- Legal Pack to include - Draft Contract, Searches, Draft Transfer, Certificate of Title, Title Check, Replies to CPSE

For additional information or to arrange a viewing please contact:

Andrew Moss
T: 0121 609 8598
E: andrew.moss@gva.co.uk

Simon Ralaye
T: 0121 609 8508
E: simon.ralaye@gva.co.uk

Subject to Contract
December 2011