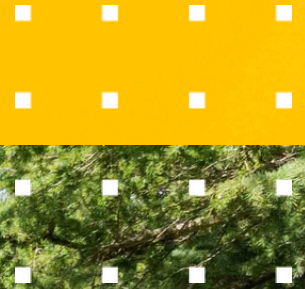


FOR SALE Prime Residential Development Opportunity

Park Mount at Edgbaston Golf Club

259 BRISTOL ROAD, EDGBASTON B5 7SR



Park Mount at Edgbaston Golf Club



KEY HIGHLIGHTS

- A large Georgian property suitable for a variety of uses, subject to planning.
- A Grade II Listed building with period features.
- Set within c. 1.63 acres of mature private grounds.
- Prime location within Edgbaston, in close proximity to Birmingham city centre.
- Freehold for sale as a whole, subject to contract.
- Offers invited by way of Informal Tender by 12 noon on Thursday 14th November 2024.

DESCRIPTION

Park Mount provides a unique opportunity to acquire a characterful self-contained, Grade II Listed Georgian property situated within the grounds of Edgbaston Golf Club on the Calthorpe Estate. The property dates back to the late 1820s and was a private family residence until 2017, when it was acquired by Calthorpe Estate.

The property in its current form comprises a seven bedroom residential dwelling set within circa 1.63 acres (0.66 hectares) of mature gardens, with the property comprising a basement, ground, first and second floors, as well as an array of outbuildings including a self-contained two storey coach house/annexe.

The property is accessed off the northbound carriageway of the A38 Bristol Road from the south west, with the subsequent approach to the property consisting of an extensive 170 metre (565 ft) driveway that crosses the 4th fairway of Edgbaston Golf Club, further adding to the unique and exclusive nature of the opportunity.

LOCATION

Park Mount is bound by the 140 acre Edgbaston Golf Club which is in turn located within the prestigious Calthorpe Estate, situated 3.2 miles (1.5 km) south west of Birmingham city centre, resulting in a secluded rural feel whilst being in close proximity to the facilities of the UK's second city.

Renowned nearby facilities include Edgbaston Cricket Ground to the east, the Edgbaston Priory Tennis Club to the north and Edgbaston Village and the Botanical Gardens to the north west.

The local area boasts a strong offering of both independent and state educational institutions at primary and secondary levels, with the University of Birmingham also located nearby. Local educational institutions include Edgbaston High School, Hallfield School, and King Edward's School, all of which are renowned for their academic excellence.

The property is situated 1.7 miles (2.7 km) from University railway station to the south west. Birmingham New Street railway station is located 2.5 miles (4 km) to the north, which provides frequent services from London Euston, Glasgow Central and Edinburgh Waverly via the West Coast line, as well as regular local services.

Junction 6 of the M6 motorway is located 5.5 miles (8.8 km) to the north, with Junction 2 of the M42 situated 8.2 miles (13.2 km) to the south, with both motorway junctions offering further access to the wider motorway network.

Less than a mile from Birmingham city centre, Edgbaston has excellent transport links through rail, road, air and the Metro tram extension. With the arrival of HS2 train line, Birmingham will be just 49 minutes away from London.



ACCOMMODATION

Main Building

Ground Floor

The entrance is via solid wood double doors into an enclosed porch with a glazed inner front door leading into the reception hall.

Radiating off the reception hall are three reception rooms including the study, with an interconnecting living rooms and drawing room.

First Floor

The first floor accommodation is set around a large 'L' shaped landing leading into five double bedrooms and enjoy excellent views over the grounds.

The 'service quarters' comprise of two rooms and is accessed via a doorway next to the family bathroom.

Second Floor

The second floor accommodation is accessed via a door off the main landing with a staircase leading to a small landing and three further bedrooms.

Cellar Floor

The extensive cellars are accessed from the reception hall comprising four main chambers plus two further smaller chambers, with a number of the basement chambers benefitting from natural light.

In total the main building extends to approximately 7,500 sq ft (697 sq m).

The Coach House

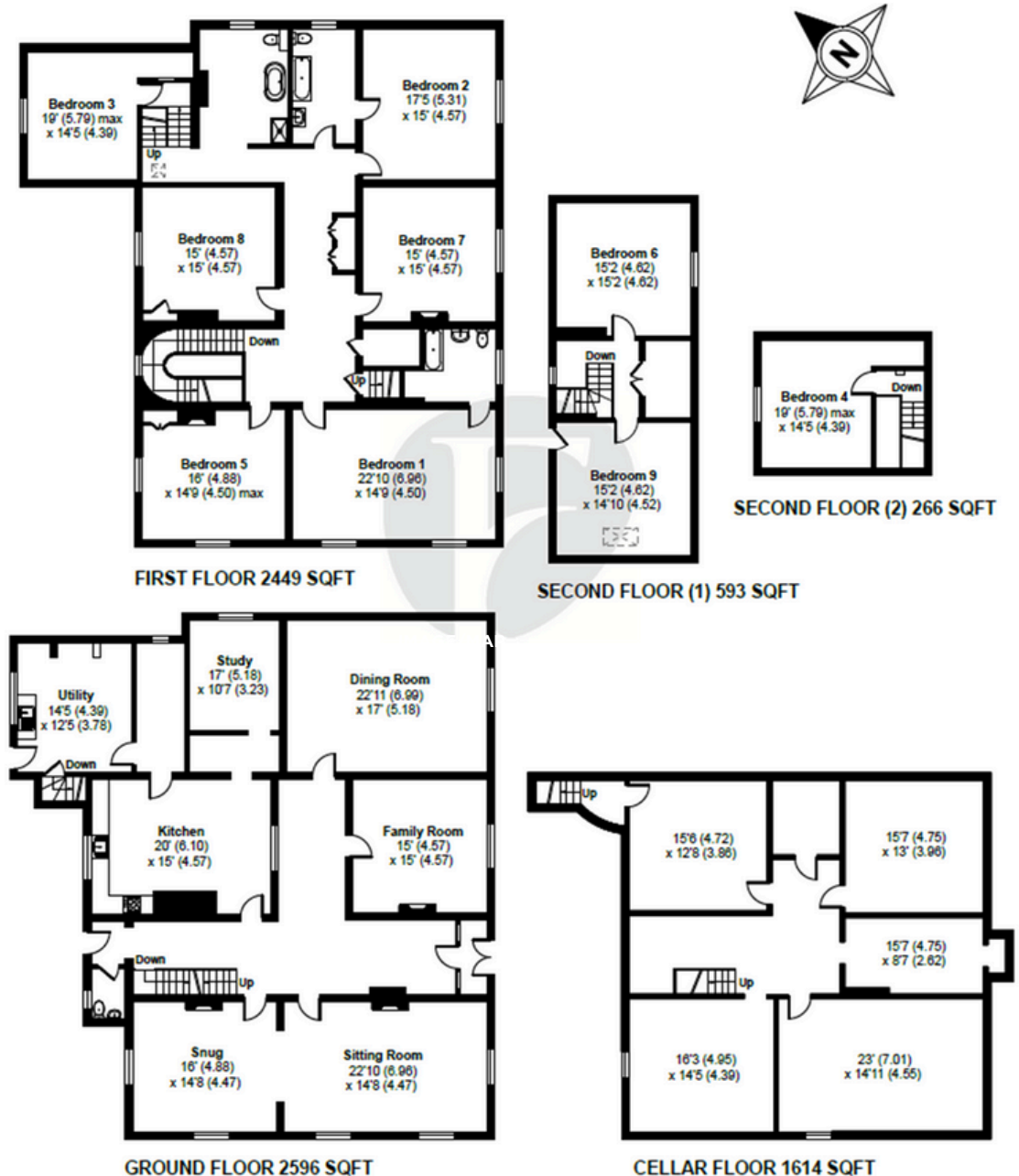
The Coach House is set within the courtyard and includes a large garage which is accessed from the driveway area. Behind the garage is the former stable which now serves as a store, accessed separately via the courtyard. The living accommodation sits behind the storage/garage and comprises a ground floor living room, kitchen, bathroom and utility area and two first floor double bedrooms.

The Coach House accommodation extends to approximately 1,720 sq ft (160 sq m).

External

We have measured the total area of the plot for Park Mount to be in the order of approximately 1.63 acres (0.66 hectares).

The mature grounds to the rear of the property are largely walled and are divided into several parts, including an orchard.





PLANNING

The property is situated within the administrative boundary of Birmingham City Council (BCC) and is within the Edgbaston Conservation Area.

Park Mount is a Grade II Listed (Historic England Ref: 1343338) and therefore any external and internal alterations will need to take these into consideration.

The property is currently a vacant residential dwelling under Use Class C3. The site could have potential for a range of alternative uses, subject to obtaining the necessary planning consents.

Please note these are initial observations, and any interested party should satisfy themselves with the above. For further information please contact BCC with specific planning enquiries,

TITLE

The Calthorpe Estate own the freehold of the site under title WM626526. Vacant Possession will be provided on completion.

SERVICES

We understand services and utilities are available to the property. It is recommended that all interested parties investigate the availability and capacity of services to their own satisfaction.

COUNCIL TAX AND BUSINESS RATES

The property falls under domestic accommodation Council Tax Band H (Ref: 344775). Business rates are not currently applicable, however any future rates liabilities will be the responsibility of the purchaser.

ENERGY PERFORMANCE

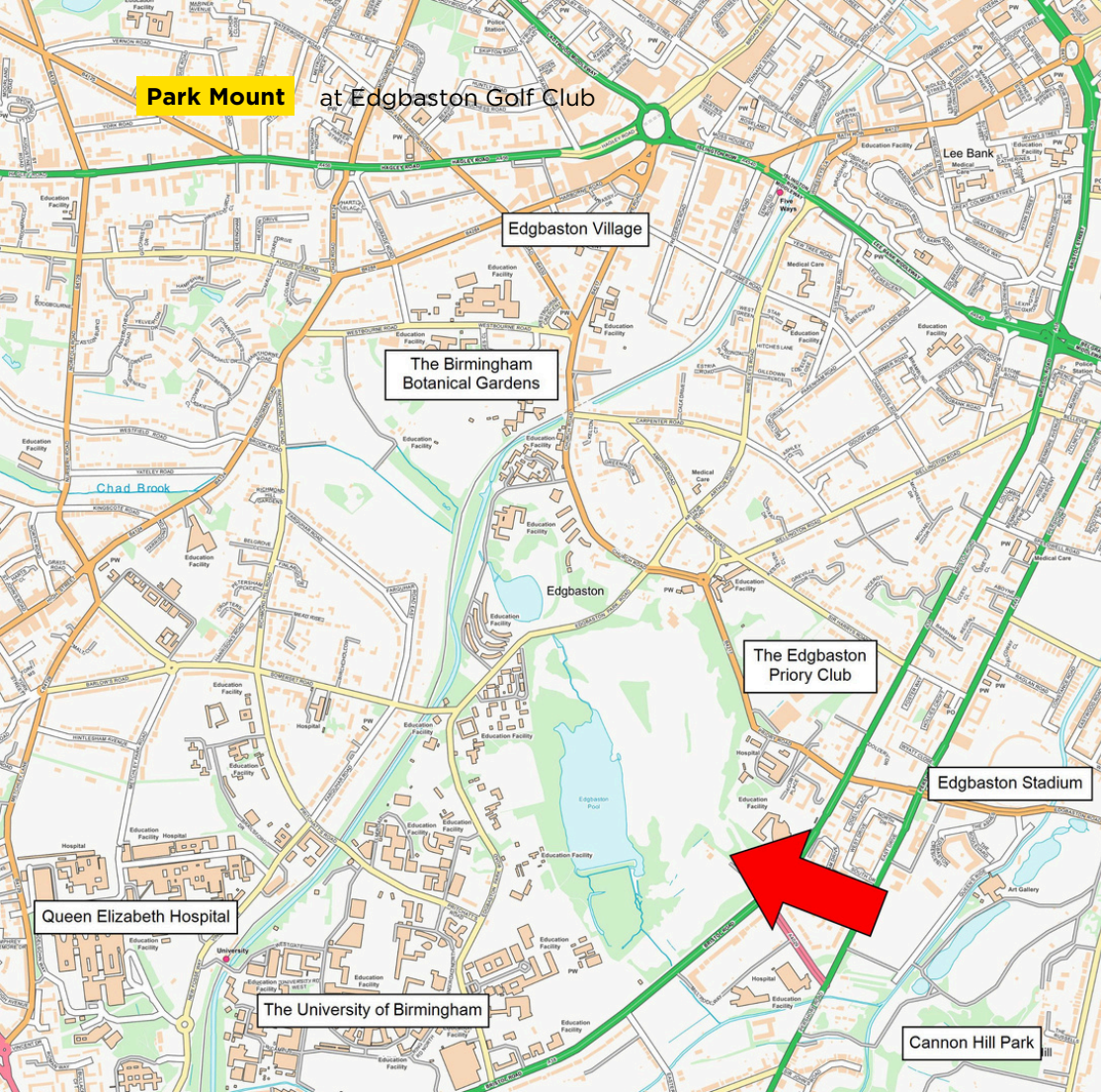
The property has an EPC rating of F and is valid until May 2031. A copy of the EPC is available on request.

DATAROOM

Access to the marketing dataroom is available on request. Documents provided as part of the pack are for information purposes only and will not be provided with reliance.

CALTHORPE ESTATES SCHEME OF MANAGEMENT

Park Mount forms part of the Calthorpe Estate Scheme of Management under the Leasehold Reform Act of 1967. A copy of the document is available in the dataroom and interested parties should review it as part of the marketing process.



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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OFFERS

The vendor seeks unconditional offers for the entire freehold, subject to contract. Consideration will be given to every proposal on an individual merit.

Offers are to be submitted for the attention of Kate Comfort MRICS, via email (kate.comfort@savills.com) or at Savills, 55 Colmore Row, Birmingham B3 2AA.

Please provide the following information with your offer:

- Solicitor Details
- Proof of Funds
- Timescales for Completion
- Conditions (if any)

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

A bid proforma is available in the dataroom. Failure to complete this proforma may result in a non compliant bid.

VAT

The property is not currently opted to tax.

VIEWINGS

Access is strictly by appointment only and to be arranged through Savills. Savills request that interested parties do not attempt to gain access to the site outside of accompanied viewings.

CONTACT

For further information please contact:

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