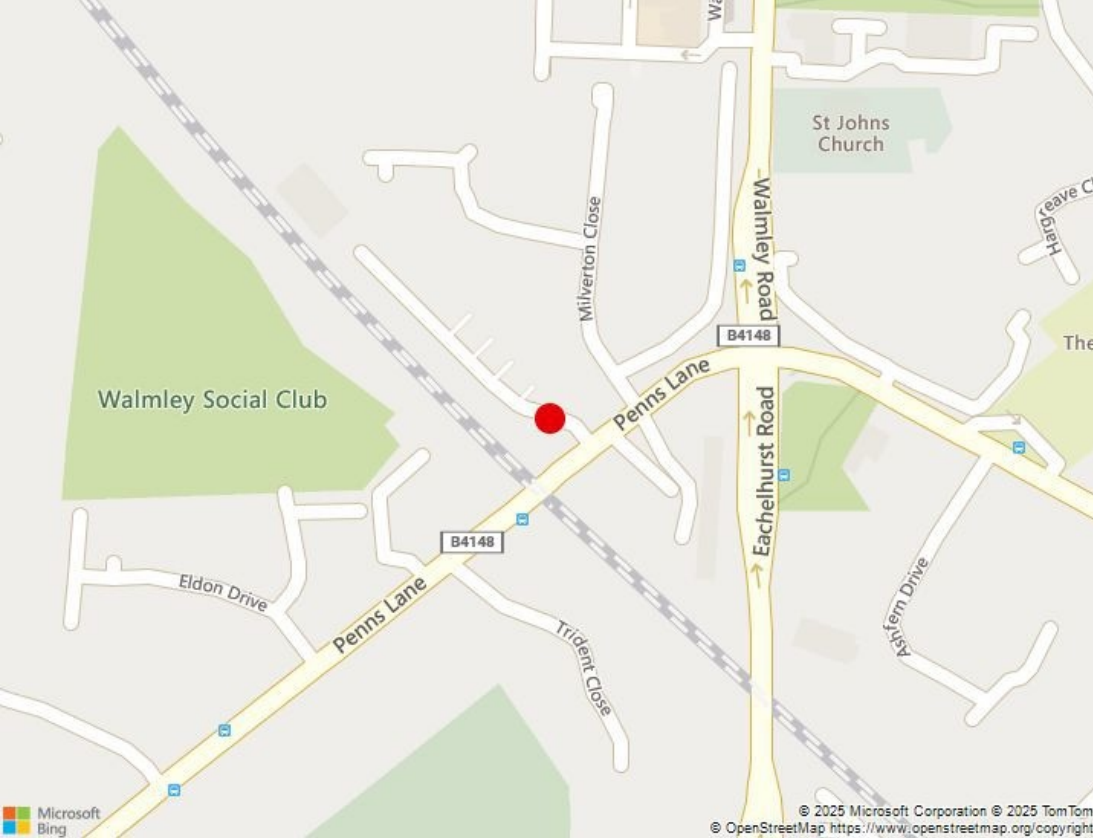


FREEHOLD SITE AND BUILDINGS FOR SALE

303 Penns Lane, Walmley, Sutton Coldfield, West Midlands, B76 1NE

5,011 SqFt (465.52 SqM) | 1.8 acres | Offers in excess of £1.8m





KEY FEATURES

- Current use - Religious Meeting Room
- Planning consent for 14 dwellings
- Car Parking for 112 cars
- Potential alternative uses (STP)
- Affluent suburb of Sutton Coldfield
- Virtual Tour available - [click here](#)

LOCATION

The premises are located just off Penns Lane behind a gated entrance and being close to its junction with Walmley Road in a predominantly residential areas on the outskirts of Walmley Village, a very popular suburb of Sutton Coldfield, approximately 2 miles to the north.

The premises also benefit from excellent road links via the A38, M42, M6 and M6Toll all of which are in close proximity.

DESCRIPTION

The premises currently comprise a religious meeting room providing a large reception area leading through to an impressive auditorium seating together with ladies, gents and disabled WC facilities and plant room. The premises provide an approximate gross internal floor area of 465.53 sq m / 5011 sq ft together with parking for 112 cars on a site extending to approximately 1.8 acres.

| Area | SqFt | SqM |
|---------------------------|--------------|---------------|
| Meeting room / Auditorium | 3,407 | 316.51 |
| Reception Area | 963 | 389.73 |
| WC's & plant room | 641 | 259.41 |
| Total Floor Area | 5,011 | 465.52 |



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TERMS

Offers in excess of £1.8m for the freehold interest.

A delayed completion, of up to 24 months from exchange will be required to allow the Church to relocate to their new premises. Further details on request

ASKING PRICE

Offers in excess of £1.8m

SERVICE CHARGE

Outline planning consent (Application No. 2011/07238/PA) has been obtained for 14 dwellings comprising 8 houses and 6 apartments, which we understand has been implemented.

The premises are also considered suitable for alternative uses (STP) or for a continuation of its current use or similar.

Copies of the planning documents are held in the Data Room which can be accessed via our website - [click here](#).

BUSINESS RATES

Not assessed for Business Rates. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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or **Joint Agent: Joe Fox- Alex Martin & Co.**

Tel: 0207 100 2348

303 Penns Lane, Walmley, Sutton Coldfield, West Midlands B76 1NE



0121 321 3441
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

| | | | |
|---------------------------|---------------|--------------------------|---------------|
| H.M. LAND REGISTRY | | TITLE NUMBER | |
| | | WM220608 | |
| ORDNANCE SURVEY | COUNTY | SHEET | NATIONAL GRID |
| PLAN REFERENCE | WEST MIDLANDS | | SP 1393 |
| | | | F |
| Scale: 1:1250 | | © Crown copyright (1971) | |
| BRIMMINGHAM DISTRICT | | | |



PROPOSED SITE LAYOUT
Scale 1/500

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