

FOR SALE

Land at Hoggs Lane / Allens Farm Road, B31 1RZ

Site Area: 0.20 ha / 0.6 acres.

BK Bruton Knowles

est. 1862



Land at Hoggs Lane / Allens Farm Road

LOCATION

The Site is located in a predominately residential area situated on the corner of Hoggs Lane and Allens Farm Road, to the south of Northfield, approximately 12 kilometres from Birmingham City Centre and 0.5 miles to the west of the A38 Bristol Road South. Northfield Train Station is some 1.1 miles from the Site providing frequent services to Birmingham, Sutton Coldfield, Redditch, Bromsgrove and Lichfield.

DESCRIPTION

The Site comprises of a square shaped parcel of grassed, previously developed land generally level but with areas of undulation and is bounded partially with a wooden picket fence, shrubbery and mature trees. The Site accommodates a Scouts Hut and there is an Electricity Substation leased to Western Power Distribution (West Midlands) PLC, which is bound with a metal rail fencing, to the south on the Hoggs Lane frontage.

The Scout Hut is a detached single storey building with a timber frame construction, casement windows and a corrugated steel roof. Internally, the Hut comprises a main room, an office/storage room, W/C and a kitchen.

The Site is viewable from both Hoggs Lane and Allens Farm Road with pedestrian access from both. There is currently no vehicular access onto the Site.

TENURE

Freehold with vacant possession on completion.

EPC

The Site is considered to be exempt of an EPC.

VAT

The Site is not eligible for VAT.

SERVICES

It is understood that all mains electricity and water are connected to the Scout Hut. None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves on their condition, efficiency, and suitability as per their individual requirements.

ACCOMMODATION

Building	GIA (Sq M)	GIA (Sq ft)
Main Room	59.41	639
Kitchen	7.63	82
W/C	4.67	50
Storage/Office Space	17.35	187
Total	89.06	958

PLANNING

The Site may be suitable for alternative uses and/or redevelopment subject to planning. We recommend all interested parties to complete their own enquiries with the Local Planning Authority, Birmingham City Council, Email: planningandregenerationenquiries@birmingham.gov.uk Tel: 0121 303 1115

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

OFFERS

All enquiries welcome by 5:00pm on Wednesday 5th October 2022. Submissions are to be made using the proforma which is available in the data room.

VIEWING

Viewing appointments available on request, by prior appointment with Bruton Knowles.

OVERAGE

The Vendor reserves the right to receive a future Overage being a percentage of the net increase in value created by planning consent over and above the base purchase price or part thereof.

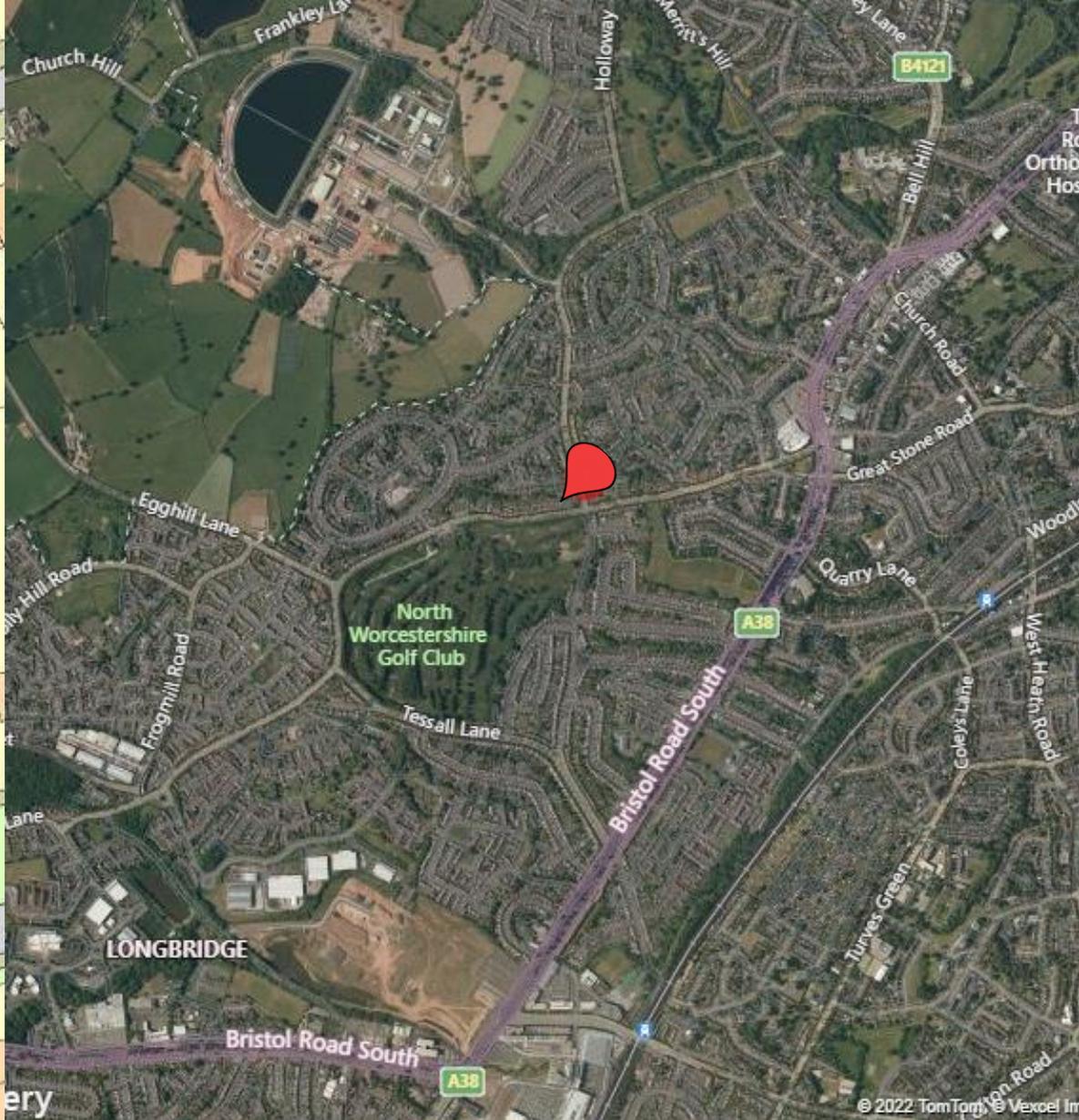
TECHNICAL PACK

Please contact the marketing agents for access to the online data room which includes all relevant information to the site and property julie.mills@brutonknowles.co.uk (0121 200 1100).

SUBJECT TO CONTRACT

SEPTEMBER 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

60 Church Street
 Birmingham, B3 2DJ
 0121 200 1100

Suki Kaur BSc (Hons) MRICS
 07712 868801
suki.kaur@brutonknowles.co.uk

Julie Mills
 0121 212 7636
julie.mills@brutonknowles.co.uk



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