

For Sale

Land

Compound, Selly Oak Industrial Estate, Elliott Road, Selly Oak, Birmingham B29 6LR

Key information

- Suitable for secure external storage or new development
- Well secured site with palisade fencing
- Serviced with hardstanding, power, drainage etc
- Possible development site, subject to planning
- Sale includes an adopted road – Selly Wharf



Location

This land is located to the rear of an industrial estate on Elliott Road, Selly Oak, south of Birmingham City Centre.

The site is bordered by an industrial estate, the Worcester and Birmingham Canal and a residential estate, Sturge Court. Elliott Road connects to the nearby A4040 and A38. Selly Oak Railway Station and Park and Ride is very close to the site.

Selly Oak is a busy Birmingham suburb, home to University of Birmingham, and well connected to the City Centre by road and train.

Description

The site used to contain an industrial unit which was removed to maximise external storage. The site was previously used for car storage.

The site is surrounded by palisade fencing. Please note that some areas within the fenced compound are not in our client's ownership. These are the patches without a hard surface. A detailed plan can be provided to illustrate.

There is hardstanding on most of the land, plus power and drainage. Our client holds a current licence to discharge surface water into the Canal.

Title

The title being sold, WM895463, includes an adopted road, Selly Wharf.

Tenure

The site is available on a freehold basis.
Freehold offers over £400,000 are invited.

Energy Performance Rating

Energy Performance Asset Rating – not required.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of Identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment via the sole agent.

Accommodation

The site comprises the following approximate site area:

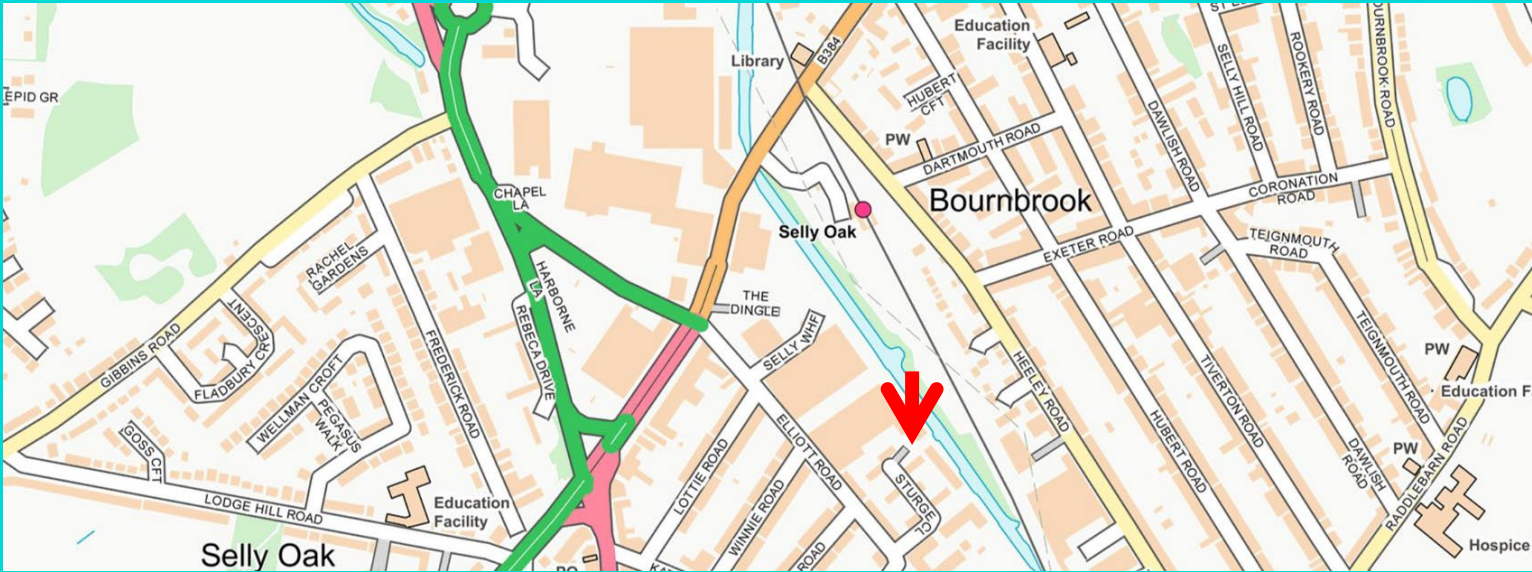
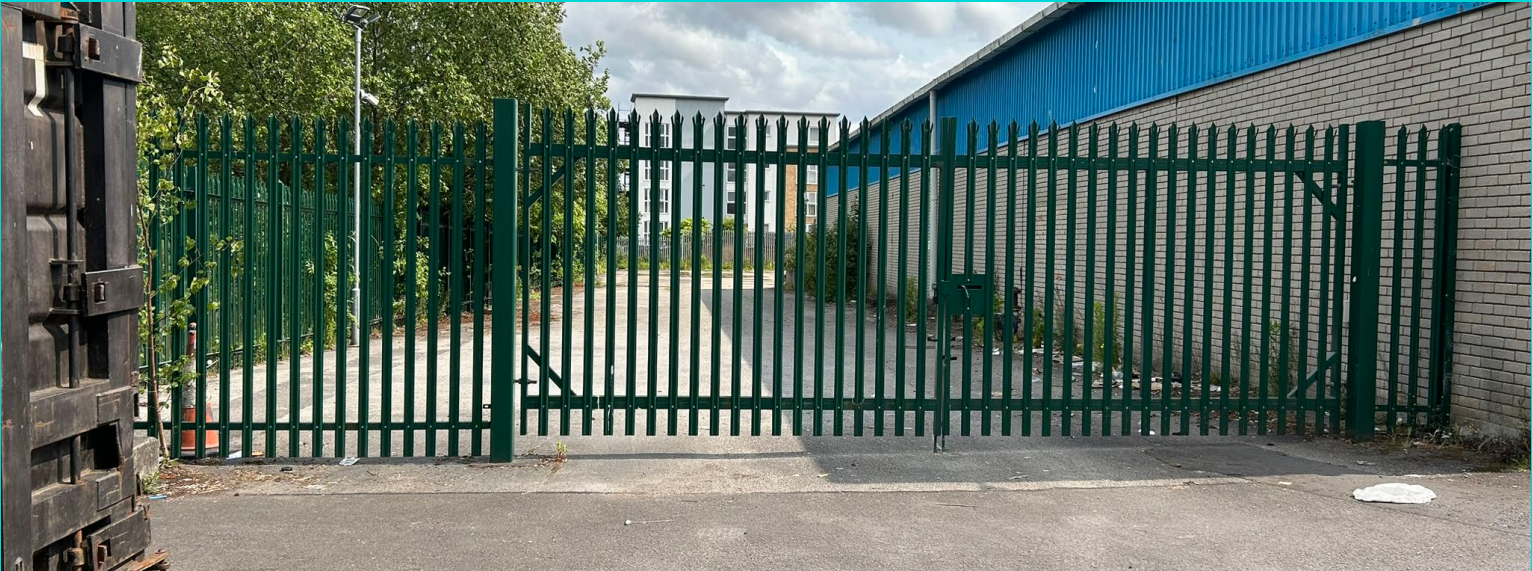
	Hectare	Acre
Total Site Area	0.12	0.29

Note:. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rating

The property is not currently assessed for business rates.

Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any reliefs that may be available.



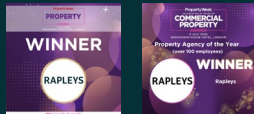
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