



**Rae &**  
COMPANY  
SURVEYORS

On instructions of



# FREEHOLD DEVELOPMENT SITE FOR SALE

**ADJACENT TO RECENT ALDI FOOD STORE, PROMINENT MAIN ROAD  
POSITION, SUITABLE FOR ROADSIDE, RETAIL OR RESIDENTIAL USES  
STP**



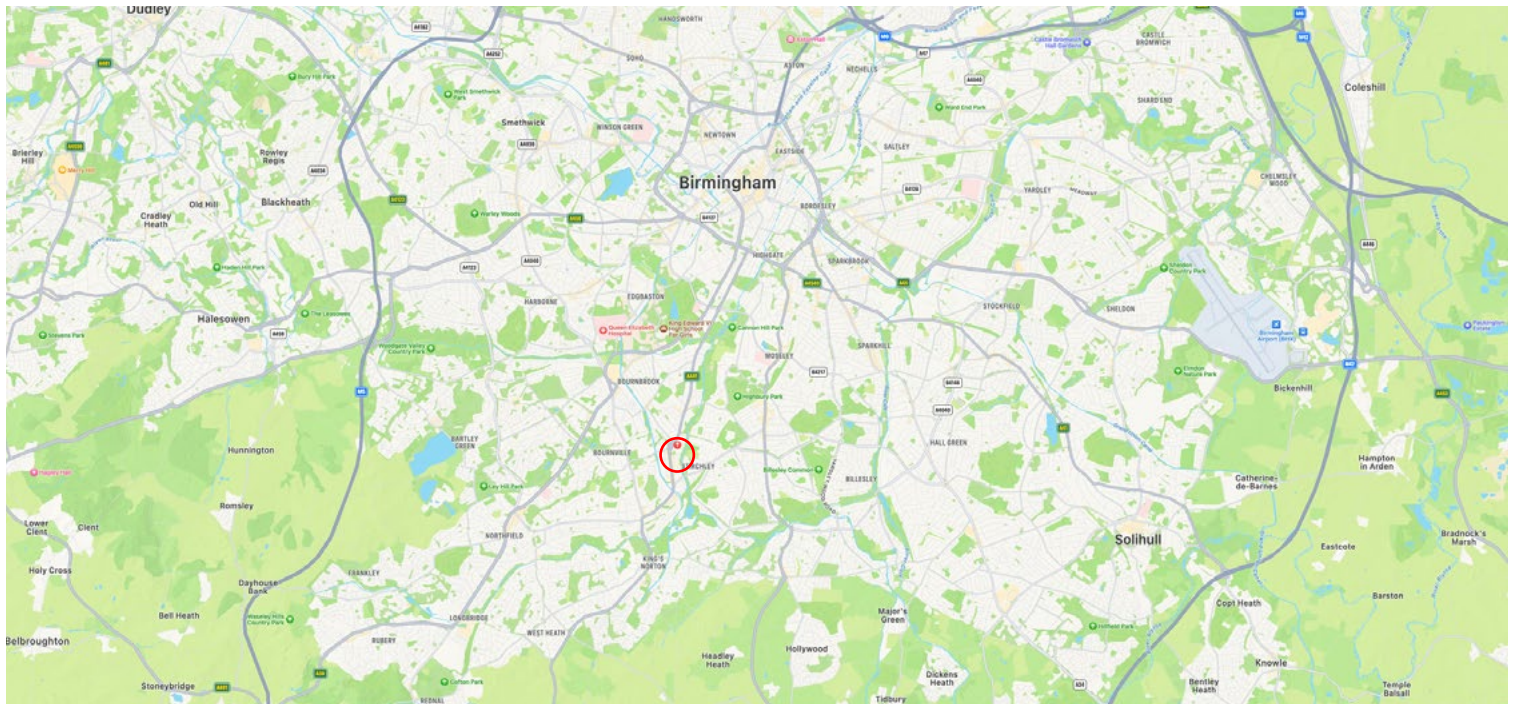
**Pershore Road (A441), Stirchley, Birmingham B30 2PR**  
**1.1 ACRES OF FREEHOLD LAND**

- ADJACENT TO RECENT ALDI STORE & NEW HOUSING DEVELOPMENT
- PROMINENT MAIN ROAD POSITION
- LOCAL CENTRE USES INVITED

**Contact: Richard Rae**

**Tel: 01782 646555 Mob: 07967 011829 Email: [richard@raeandco.co.uk](mailto:richard@raeandco.co.uk)**





## LOCATION

In Stirchley, approximately 5 miles south of Birmingham City Centre, the property is situated immediately adjacent to a recent Aldi store on the main Pershore Road (A441) and adjacent to a new Taylor Wimpey scheme known as "West Side Mews".

## THE SITE

The site comprises a 1.1 acre brownfield plot of cleared land as shown in blue on the attached plan, which was surplus to the recent Aldi store development. It includes Hazelwell Lane which is an unadopted carriageway providing access to the site and to the nearby Hazelwell Lane WMC. A new access road, shown green on the attached plan, into the club from Hazelwell Lane has been constructed.

## PLANNING

Outline planning permission was granted for the construction of a Gym (Use Class D2) and other retail units under planning reference 2018/10370/PA. We understand that prospective purchasers will need to seek a new planning approval for that part of the site as the consent has expired.

## SERVICES

The development site is partly serviced, and prospective purchasers are advised to seek information from the Data Room and from the statutory undertakers.

## DATA ROOM

Further details, including a technical pack, are available only via the sole agents – Rae & Co Ltd. The site is available to view from the kerbside.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction. The site is elected for VAT.

## TENURE

Freehold offers are invited for the development land, although leasehold offers will also be considered.

## PRICE

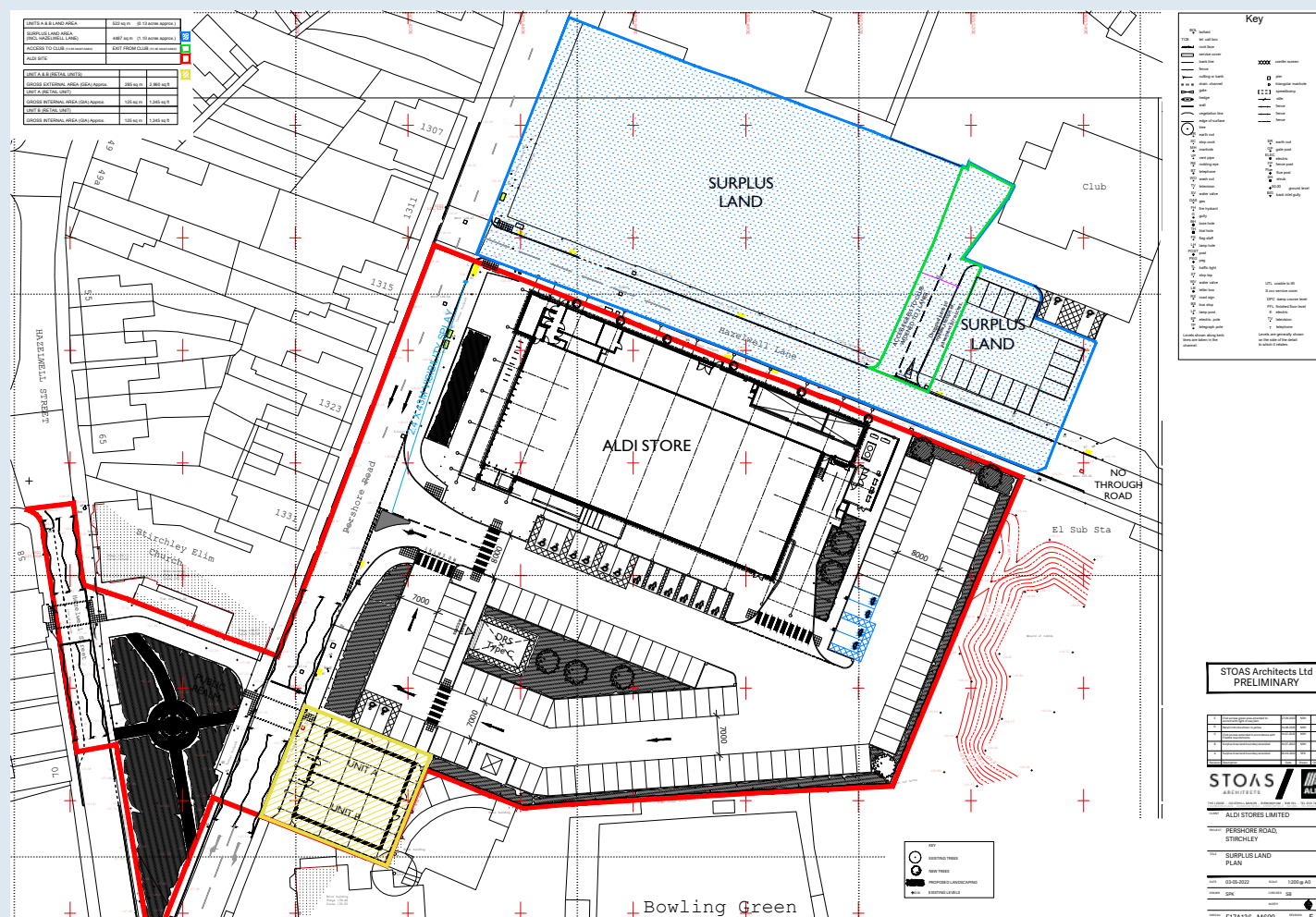
Conditional offers will be considered.

Please speak to Richard Rae at Rae & Co Ltd.

**Telephone:** 01782 646555 / 07967 011829

**Email:** richard@raeandco.co.uk









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