

FOR SALE FREEHOLD

**A FORMER MASS CENTRE
OCCUPYING A SITE OF 0.442 ACRES**

**ST. AIDAN'S
STATION ROAD
WYTHALL
WORCESTERSHIRE
B47 6AG**



- Attractive site adjoining Green Belt land
- Single-storey 1960s building of 227 SQ M (2,443 SQ FT)
- Development potential subject to planning

**GUIDE PRICE:
OFFERS OVER £300,000**

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

LOCATION

The village of Wythall is predominantly residential and lies to the south of Birmingham, to the north of the M42 (Junction 3).

This site marks the start of housing on the south side of Station Road adjacent to open fields to the west. A substantial residential property known as The Grange is situated to the south and east. Residential property extends on the northern side of Station Road to the junction with the A435, one of the principal arterial roads into Birmingham to the south.

DESCRIPTION

The site is shown on the attached Ordnance Survey Extract to a scale of 1:1250 and is directly accessed off Station Road through a gated entrance to a tarmac drive and parking area to the front of the building. There is a public footpath down the side of the right-hand boundary of the property.

The former Mass Centre was constructed in the 1960s and is of concrete frame construction with brick external elevations, pitched insulated profile roof to the main hall, with flat felted roofs to the front over the entrance and toilets and to side ancillary accommodation. The hall is gas centrally heated.

**TOTAL FLOOR AREA:
227 SQ M (2,443 SQ FT)**

SERVICES

All mains services are connected.

TENURE

Freehold.

EPC

D, 91

PLANNING

The site has established D1 non-residential institution use as Church and Day Nursery. It is on the edge of the settlement boundary but is sited in the Green Belt. Any residential development would need planning permission, but a re-use or like-for-like replacement floor space is likely to satisfy the tests for development in the Green Belt, subject to approval by the local planning authority.



LEGAL COSTS

Each party to be responsible for their own legal costs.

PURCHASE PRICE

Offers are invited in excess of £300,000 for the freehold interest with vacant possession.

VIEWING

All viewings must be made by appointment through sole agents, Reeves & Partners.

