For Sale

352, 354 and 356 Tessall Lane
Northfield
Birmingham
B31 5EN

December 2015

• Excellent investment/development opportunity

• Three adjoining three bedroom semi-detached houses

• For Sale as a whole by Informal Tender, deadline 12 noon Friday 29 January 2016

• Established location close to facilities

• Further information available upon request

08449 02 03 04
gva.co.uk/9438
Location
The properties are located within the Northfield suburb of Birmingham approximately 8.3 miles south of the City Centre. Tessall Lane is located off the A38 Bristol Road South which is one of the main thoroughfares into Birmingham City Centre from the south. The properties are situated approximately mid-distance between the centre of Northfield and the major Longbridge re-development area. Both of these offer a range of commercial, retail and community facilities including the newly completed Bournville College campus at Longbridge. Local facilities are also available on Tessall Lane and Bristol Road South including a nearby Tesco metro.

The properties are situated approximately 4 miles from Junction 4 of the M5 motorway which provides a direct connection to the wider motorway network including the M42 and M6. Longbridge railway station is approximately 0.9 miles away which provides a regular service to Birmingham New Street Station, approximately 20 minutes in duration. Northfield train station is approximately 1.5 miles from the properties.

The properties are situated within a predominantly residential area close to the North Worcestershire Golf Club. We identify our understanding of the site boundaries on the ordnance survey plan below.

Description
The properties are adjoining and comprise one pair of semi-detached houses and one further semi-detached house. The three properties occupy a site area which we estimate to extend to approximately 0.241 acres (0.098 ha) gross. Each property is of traditional brick and slate roofed construction and has accommodation over two floors.

The properties have most recently been used by the NHS Trust for multiple occupancy residential accommodation. Each property has three bedrooms and bathroom to the first floor with mixed living space to the ground floor. Number 352 and 354 Tessall Lane have accommodation extending to circa 115 sq m (1,238 sq ft) GIA each with number 356 Tessall Lane extending to circa 117 sq m (1,259 sq ft) GIA.

The properties are generally in a good condition with modern gas fired radiator heating systems, UPVC double glazed windows and doors and modern kitchen fittings and sanitary ware.

The properties have a direct frontage onto Tessall lane with front garden area including off road parking and private rear garden areas.

Tenure
The freehold interests in the three properties are being offered for sale with vacant possession.

The properties are sold subject to all third party rights, easements and statutory designations currently passing and purchasers must make their own enquiries in this regard.

Planning
We understand that there have been no recent planning applications of significance affecting the properties.

The properties fall under the planning jurisdiction of Birmingham City Council. The properties are located within established residential surroundings and are currently within a C3 Residential Use Class.

Planning enquiries should be directed to Birmingham City Council planning department (0121 303 1115).

Services
We understand the three properties are each connected to mains water, gas, electricity and drainage.

However, prospective purchasers must satisfy themselves in respect of the availability and capacity of all services and utilities.

Viewing
Viewing can be carried out by roadside inspection. No attempt should be made to gain unaccompanied access to the properties.

A number of designated viewing days will be held at the properties on an appointment basis only.

Please contact Bilfinger GVA to arrange an appointment to view.
Basis of Offers and VAT

Our client Birmingham Community Healthcare NHS Trust invites interested parties to submit offers on a wholly unconditional basis.

All offers should be submitted in writing no later than 12:00 Noon on Friday 29th January 2016. Offers should be submitted to Bilfinger GVA, 3 Brindleyplace, Birmingham, B1 2JB and be marked for the attention of Rachel Hill.

Purchasers must be in a position to exchange contracts and complete the purchase by the end of March 2016. All offers should be supported with satisfactory proof of funds and are to be exclusive of VAT which may apply.

The vendor reserves the right not to accept the highest or any offer received.

Council Tax/EPC

The three properties each fall within Council Tax Band C, with a current payment of £1,173.26 for the year 2015/16. The three properties each have an EPC rating of D.

A full copy of the EPC and recommendations is available on request.

For further information, please contact:

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Subject to Contract