

For Sale



192a & 192b Hob Moor Road, Small Heath, Birmingham B10 9JH

Opportunity to Acquire Two Supported Living or Housing Provider Bungalows (C2 Use Class)

Lucy Briggs

+44 (0)121 609 8075

+44 (0)7780 918848

lucy.briggs@avisonyoung.com

Rachel Hill

+44 (0)121 609 8004

+44 (0)7904 317428

rachel.hill@avisonyoung.com

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The Property

The property comprises two interconnected bungalows which provide supported living accommodation across a Gross Internal Area of approximately 4,299 sq ft (399 sq m). The property is of pitched tiled roofs and brick construction. The central link between the bungalows which is set back from the maximum extent of the front elevation, currently accommodates a small office and laundry space, in addition to a connecting corridor.

Each bungalow comprises: four bedrooms, a bathroom and a further separate W.C., a communal lounge and a kitchen. The western bungalow also comprises an activity room.

The accommodation fronts onto a private gated and hard-surfaced car park with four car parking spaces to the front of the property, fronting Hob Moor Road. The remainder of the property comprises a series of hard landscaping and lawned areas to the front with fenced gardens to the rear.

Tenure

The property is to be sold freehold with vacant possession, subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The property currently occupies the south western portion of Title WM895828, extending to circa 0.2979 acres (0.1206 ha) gross. Transfer of part of Title WM895828 will be available on completion.

The Purchaser will be required to enter into a restrictive covenant for the use of the property for the purpose of supported living and registered care home use or as a housing provider in the provision of property management services in relation to the NHS Transforming Care Programme. Further information in respect of this programme is available within the data site.



Freehold opportunity – Use Class C2



Total GIA circa, 4,299 sq ft (399 sqm)



Established residential area



Unconditional offers invited for the freehold interest

Location

The property is located within the established inner city residential ward of Small Heath approximately 2.5 miles (4km) to the east of Birmingham city centre. It is centrally positioned between Heartlands to the north, Sparkbrook and Balsall Heath to the south, Yardley to the east and Bordesley Green to the west. All of these wards support local centres with a good range of commercial and retail facilities.

The property is well served by local amenities with schools, shops, health facilities, sports, leisure and public parks all within close proximity. Birmingham Heartlands Hospital is approximately 500m north-east of the property.

Services and Highways

We understand that all mains services are available to the property. However, prospective purchasers must satisfy themselves as to the location and capacity of services.

The services to the property are currently connected with 192 Hob Moor Road which is excluded from the sale. The purchaser will be required to identify the scope of the works required to separate the utilities and provide a specification of the works to be undertaken along with indicative timescales for the work to be completed. The purchaser will be required to undertake the approved works at their sole cost. All works will be monitored and signed off for completion by Birmingham Community NHS Foundation Trust.

A utility report is available within the data site which provides indicative existing positions for gas, water and electrical services, in addition to potential works required by the buyer to connect to the mains. This document is indicative and prospective purchasers must satisfy themselves as to the location and capacity of services at their sole cost.



Property Detail

Planning

The two interconnected supported living bungalows fronting onto Hob Moor Road were developed under Planning App. Ref. 00188008 in November 1984.

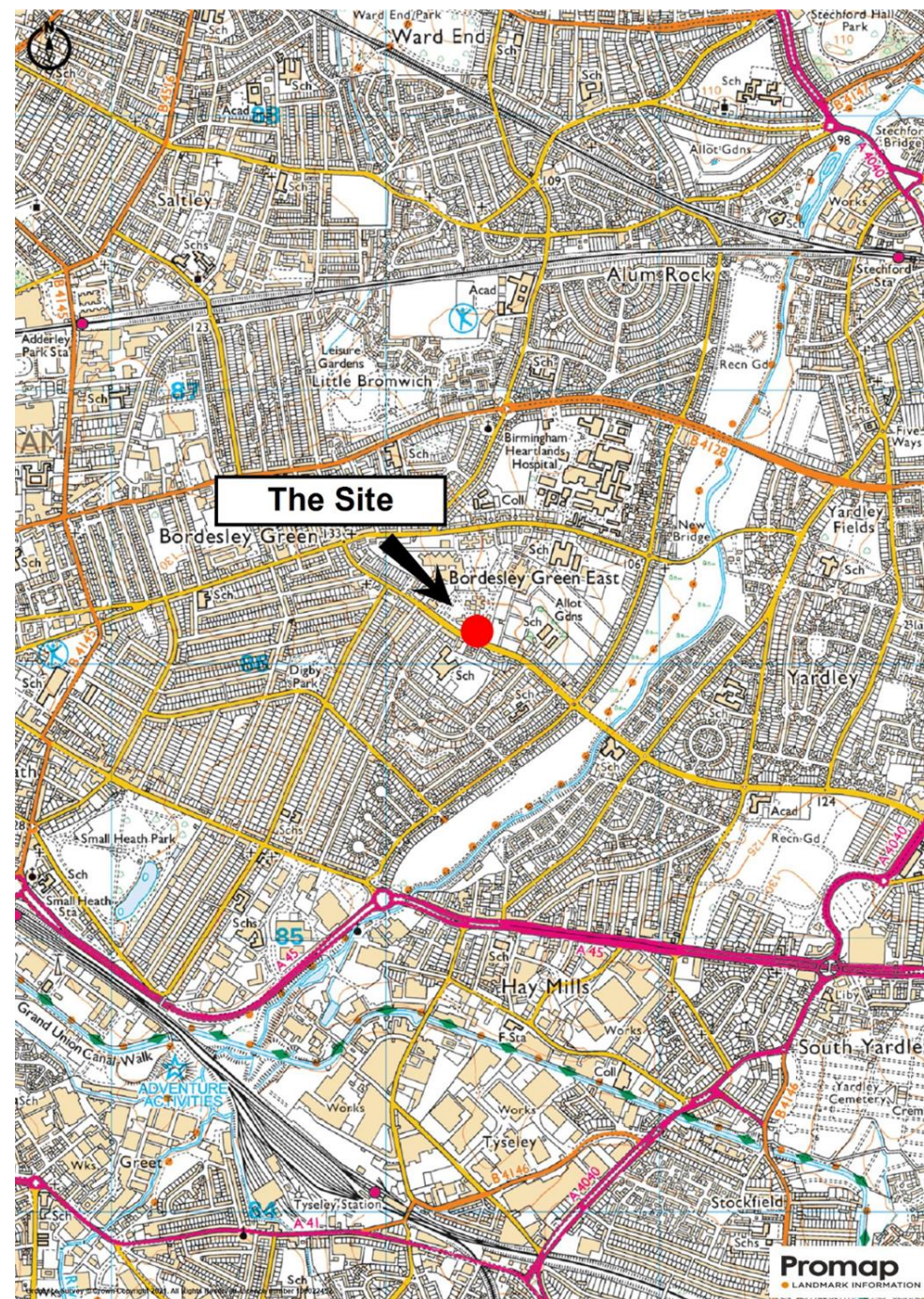
The bungalows are currently vacant following relocation of the services to Riverside Lodge to the North. It is assumed that the lawful use of the property would fall within Planning Use Class C2 (residential institution) due to forming part of the community unit and previous use of the building involving 24-hour respite care. As such, it is considered that the proposed restrictive covenant is consistent with the approved use.

EPC

The buildings have an EPC Rating of C (61). A full copy of the EPC and accompanying recommendations report is available within the data site.

VAT

VAT will not be charged on the transaction.



Method of Sale



Method of Sale

The site is being sold on an informal tender basis. A data room containing further information in respect of the property is available via the Avison Young data site avisonyoung.co.uk/hobmoorroad

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws.

Basis of Offers

Unconditional or conditional offers are invited for the freehold interest in the entire property. However, the Vendor has a strong preference for unconditional offers.

Offers are to be based on a continued use of the property for supported living or housing provider (C2 Use Class) purposes.

Offers should be submitted using the bid proforma available in the data room.

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Offers are to be submitted in writing by the specified informal tender deadline of 12 noon Friday 10th November, FAO rachel.hill@avisonyoung.com and lucy.briggs@avisonyoung.com

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

Viewing

It is intended that a number of viewing days will be arranged. Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.

Subject to Contract

**For more information
about this property,
please get in touch.**

Lucy Briggs

Senior Surveyor

+44 (0)121 609 8075

+44 (0)7780 918848

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Rachel Hill

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+44 (0)7904 317428

rachel.hill@avisonyoung.com



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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.