

Grey Gables

FORMER CARE HOME WITH REDEVELOPMENT
POTENTIAL FOR SALE

37-39 Fox Hollies Road, Acocks Green, Birmingham, B27 7TH



The Property

An opportunity to purchase a detached property which is has formerly been used as a care home.

Total size of land – 0.68 acres

Current use – C3,C2

The property comprises a former care home which was originally built in around 1880 and is set across 4 storeys (including basement) with various extensions added in recent years.

The Care Home had approximately 40 en-suite (toilet and basin) resident's room, with a number of office rooms and a second floor which was largely unused but formerly comprised caretaker accommodation. In addition there is a large kitchen, communal lounges and gardens to the rear of the property. To the front there are approximately 12 car parking spaces.

In addition, 37 Fox Hollies Road, which was formerly a standalone dwelling but has been linked to the main building comprises a 3 bedroom cottage style house.

Planning

The property is not protected or listed, nor is it located within a conservation area.

Subject to obtaining all planning and other necessary consents, the building may be suitable for alternative uses, such as residential, hotel, education or religious.

Interested parties are to make their own enquiries to the local planning authority; Birmingham City Council.

Grey Gables, Acocks Green

The Location

The property fronts onto Fox Hollies Road, situated within Acocks Green suburb of Birmingham, which lies approximately 5 miles south east of the city centre. The surrounding area is predominantly residential in nature with a number of amenities available in Acocks Green village centre approximately 0.5 miles to the south east.



**From Grey
Gables**



**From Tyseley
Station**

Jhoots Pharmacy

2 mins

Birmingham Moor Street

6/7 mins

Fox Hollies Road Bus Stop

2 mins

Solihull

12 mins

Lidl

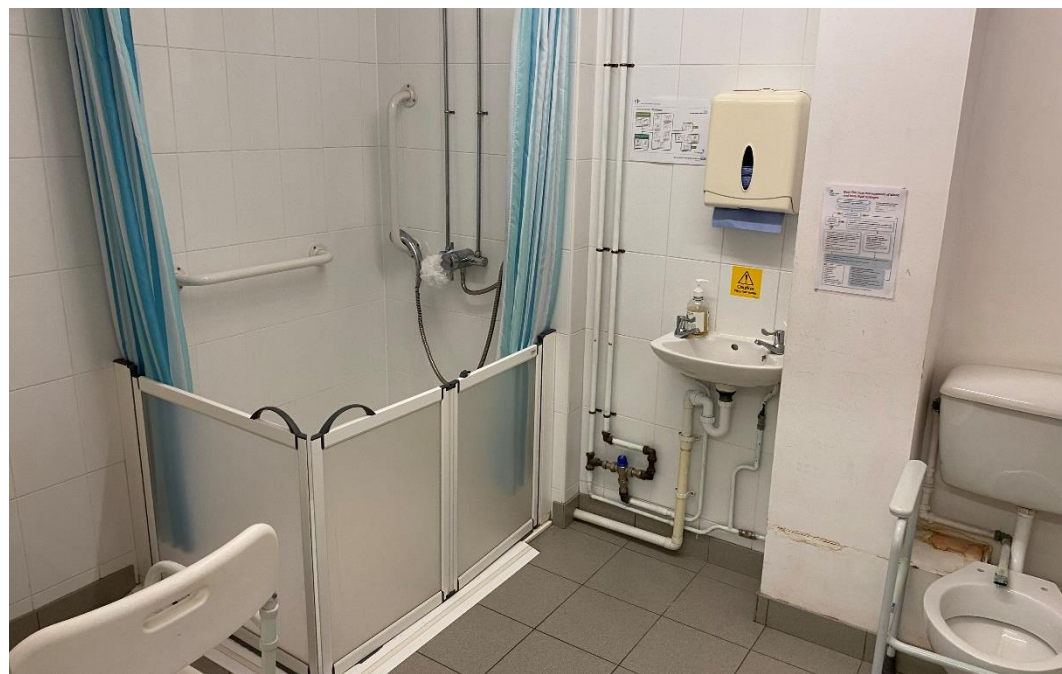
9 mins

Stratford-upon-Avon

52 mins

Tyseley/Spring Road Train Station

12 mins



METHOD of SALE



Further Information

Tenure - The site is offered on a freehold basis, with vacant possession.

VAT - VAT will be chargeable at the prevailing rate.

Services - All services are available to the site. However, it is the responsibility of the purchaser to ensure that services are available and adequate.

EPC – An EPC is available upon request.

Offers

This opportunity is being offered for sale via private treaty with offers invited to be submitted to the agent no later than Thursday 17th August.

Prospective purchasers are to provide the following with their offer:

- Proof of funds
- Track record
- Scheme proposals including details of the advisors and professionals being used
- The conditions attached to the offer
- Timescales proposed

Offers are to be submitted with any supporting information to:

- Charlie.steele@knightfrank.com

CONTACT

Inspection

The property may be inspected strictly by prior appointment through the vendor's selling agents, Knight Frank LLP.

Under no circumstances must any visits be made to the property without prior authorisation.

We would be delighted to tell you more.

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