



DOBSON  
GREY



**FOR SALE**

**T: 01789 298 006**

**DEVELOPMENT OPPORTUNITY OF LAND AND BUILDINGS (AVAILABLE FOR SALE AS A WHOLE OR IN PART)**  
**3-4 The Square, Alvechurch, Birmingham, B48 7LA**





## Overview

- Land and Buildings for sale as whole or in part.
- Great development potential (subject to planning)
- Existing accommodation comprises two storey period building with both commercial and residential uses
- Land to rear with benefit of access rights from Red Lion Street
- Located at the centre of the sought after village of Alvechurch
- Within close proximity to a wide range of amenities
- Site area: approximately 0.573 hectares (1.415 acres)
- Within a Flood Zone 1 (Nearby to Flood Zones 2 and 3)

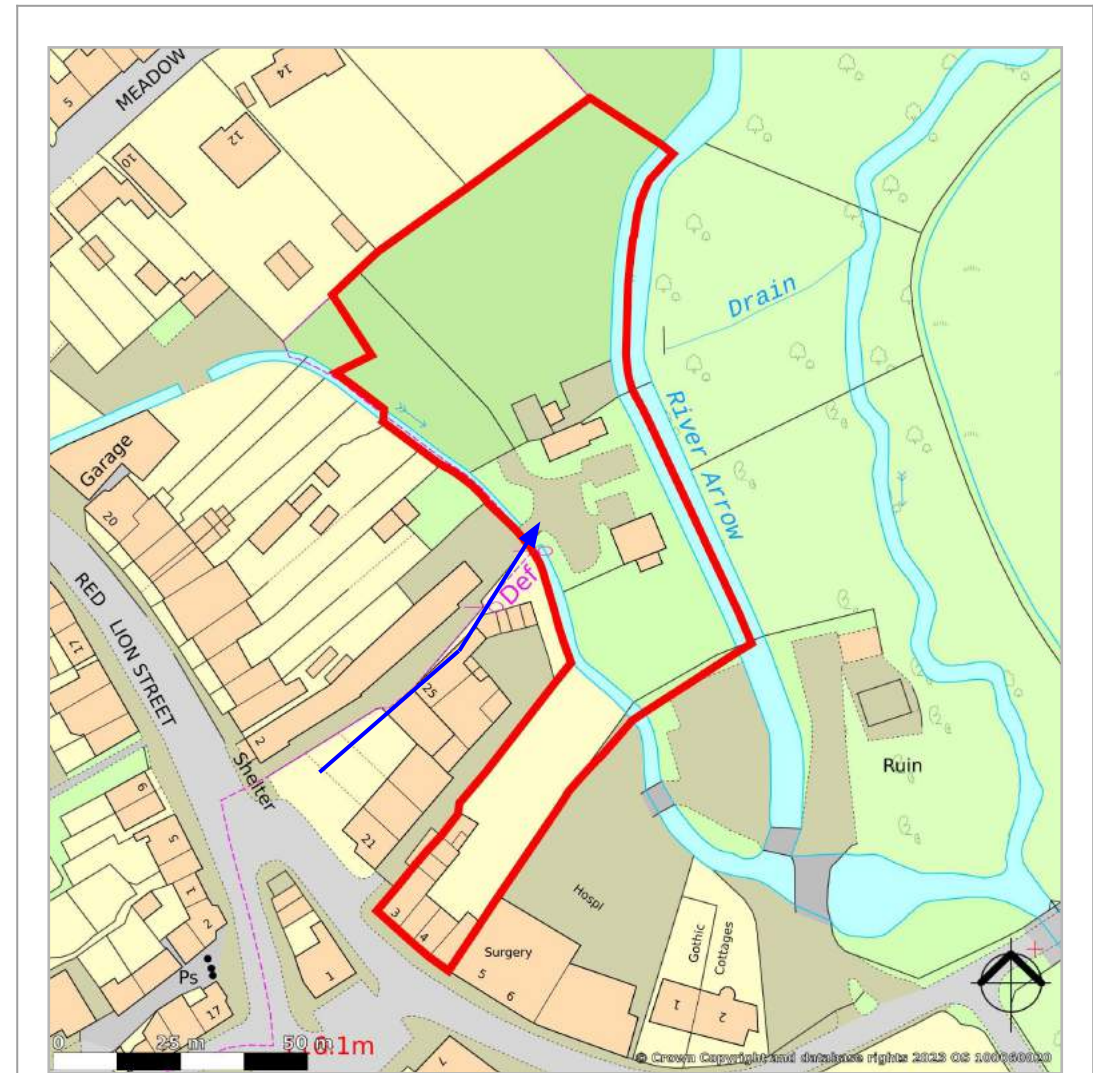
## Location

The property is located within the centre of Alvechurch which is a sought after village in the District of Bromsgrove in north east Worcestershire. Alvechurch is located approximately 1.8 miles of Barnt Green, 5.7 miles northeast of Bromsgrove and 11.5 miles south of Birmingham.

The village is well provided for local amenities including a local supermarket (Co-op), several public houses and cafes along with a range of independent operators and service providers including a florist, dentist and funeral directors.

The village is also home to Alvechurch Church of England Middle School which is situated approximately 0.4 miles north west of the property. The Ark venue and St Laurence Church hosts a number of local community events and is approximately 0.5 miles south west of the property.

The property is situated approximately 1.9 miles south west of Junction 2 of the M42 motorway and 0.6 miles northeast of Alvechurch train station. The rail link provides a regular service approximately every 30 minutes to Redditch and Birmingham. The 182, 183 and 501 bus services operate from the Square which is c. 200 ft from the property.



**Total site area 0.573 hectares (1.415 acres)**

**Key:**



Lane subject to Right of Way

## Land and Buildings 3-4 The Square, Alvechurch, Birmingham, B48 7LA



### Site Description

The property comprises a fairly level, irregular shaped parcel of land that extends to an area of 0.573 hectares (1.415 acres). The boundaries comprise a mixture of post and rail, post and wire and mature hedgerow. Access to the land at the rear is via a single track lane to the side of 2 Red Lion Street. There is a small culvert running through the land.

The main two storey building offers frontage directly onto The Square within the centre of Alvechurch. The property has been most recently occupied as commercial use on the ground floor and residential use on the first floor, however, the existing layout would be well suited for conversion to a large single dwelling (subject to planning permission). The property also includes several single storey outbuildings to the rear of the main building.

The accommodation to the main building measures approximately 195 sq m (2,103 sq ft) and the outbuildings to the rear of the main building measure approximately 30 sq m (321 sq ft\*). These measurements exclude the existing outbuildings / stables to the land at the rear.

### Planning

There is no relevant planning history for this site. At present, the residential unit is a dwellinghouse which falls within Use Class C3(a). The commercial accommodation to the ground floor falls within Use Class E (formerly A1). We would recommend interested parties make their own enquiries with Bromsgrove District Council regarding the suitability of the site for redevelopment for alternative uses.

### Services

We understand from the Vendor that full services are available to the property. Interested parties should make their own enquiries.

\*The property has been measured in accordance with the RICS Property Measurement 2nd edition (January 2018) effective 1 May 2018. Accordingly, the Subject Property has been measured on the basis of International Property Management Standards (IPMS) 3C Residential to the residential elements and a Gross Internal Area (GIA) basis has been used for the measurement of the commercial element.



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### Community Infrastructure Levy

Bromsgrove District Council do currently charge Community Infrastructure Levy. Interested developers should make their own enquiries in this regard.

### EPC & Data Room

An EPC for the Property has been instructed and will be added to the Data Room. Further information can found by following this link; 3-4 The Square, Alvechurch.

### Letters of Reliance

The Landowner will provide the Purchaser with the Letters of Reliance for the external reports and surveys provided in the Data Room where possible.

### Value Added Tax (VAT)

We understand that the Vendor has not made an election in respect of VAT.

### Rights of Way, Easement and Wayleaves

The Property is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure. Access from the lane off Red Lion Street is subject to a Court Order enforcing the rights under a Conveyance dated 4th August 1960.

### Tenure

Freehold. Further information on title is available in the Data Room.

Part of the property is currently let to Alvechurch Insurance. Vacant possession may be provided upon 3 months notice to the tenant. A copy of the current lease may be found in the Data Room.

### Method of Sale

Offers are invited for the site as a whole or in part. That is the land in isolation or for the existing main building in isolation or together. Our client reserves the right to impose an overage provision and/or ransom strip. Further details available upon request.

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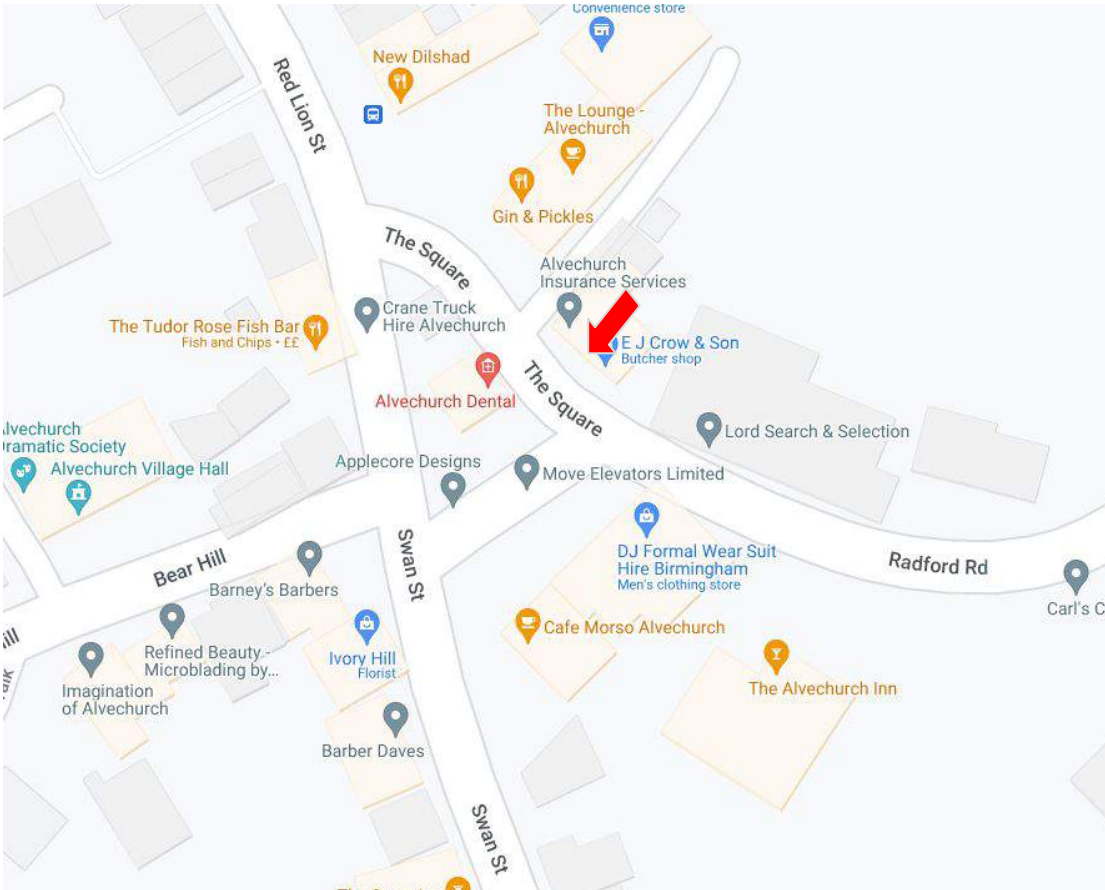
### Getting to the site - B48 7LA

Driving from Junction 2 of the M42, head north on the A441. At the roundabout, take the first exit onto the Redditch Road (B4120). At the next roundabout, take the second exit onto the Birmingham Road. On entering the village of Alvechurch, continue straight and take the second exit at the mini roundabout. Continue straight on and take the first exit at the next mini roundabout onto Red Lion Street. After 0.1 miles, turn left onto The Square. The site is located directly opposite the junction.

Public parking is available outside the property or at Alvechurch public car park postcode B48 7RG.

### Viewings

Viewing strictly by prior appointment with the sole agent. Please contact Keri Dobson or Ed Abrams on 01789 298 006, alternatively via email [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk) or [eabrams@dobson-grey.co.uk](mailto:eabrams@dobson-grey.co.uk) to arrange a viewing.



Source: Google Maps

#### SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson Grey Ltd in the particulars or by word of mouth or in writing ('information') as being 'actually accurate about the property, its condition or its value. Neither Dobson-Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson-Grey and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are traveling some distance to view the property.