

50-60 Northwood Street, Jewellery Quarter, Birmingham, B3 1TH



**FOR SALE**

Part Built Residential Development Opportunity

Permission for 44 Apartments and 32 Car Parking Spaces

## Location

The site is located 1km North East of Birmingham City Centre within the Jewellery Quarter Conservation Area. Situated on the South side of Northwood Street close to the affluent St Pauls Square.

The site is immediately surrounded by commercial and industrial units within a largely residential area. There is easy access in and out of Birmingham via the A38 linking to the major motorway networks through the M6 and then the M42 and M5. Direct access is taken from Northwood Street just off Constitution Hill.

The site is within close proximity of the major retail and office units Birmingham has to offer and Birmingham Snow Hill train station is within walking distance.

## Description

A former factory site which is rectangular in shape, measuring approximately 0.46 acres (0.18 ha). Construction has commenced with development on the courtyard underway. The drainage has been installed and the site has services.

## Planning

The site has implemented full planning permission for 44 apartments, 32 parking spaces and gated access, reference number 2006/02301/FUL.

The development is proposed to be a four-storey modern building with:

- 24 One Bedroom Apartments
- 20 Two Bedroom Apartments

Construction is primarily of a red facing brick with glazed openings, a flat roof and central courtyard. The courtyard contains the 32 parking spaces with gated access of Northwood Street itself.

The s.106 has been signed and the first payments have already been made with the vendor proposing to clear the s.106 prior to completion.

The site also has conservation area consent with the following application number, 007/03244/FUL.

We understand no CIL payment is payable.

## Title / Tenure

Freehold with vacant possession.

## Price

Offers in excess of £3,200,00 are sought for the freehold interest, subject to contract.

## VAT

Not Applicable.

## Services

We understand that all mains services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

## Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

## Viewings

The site may only be inspected by prior appointment through the vendors sole selling agent Siddall Jones on 0121 638 0500

Prospective purchasers should be aware that inspections are made entirely at their own risk and the Vendor or their Agent accepts no liability.

