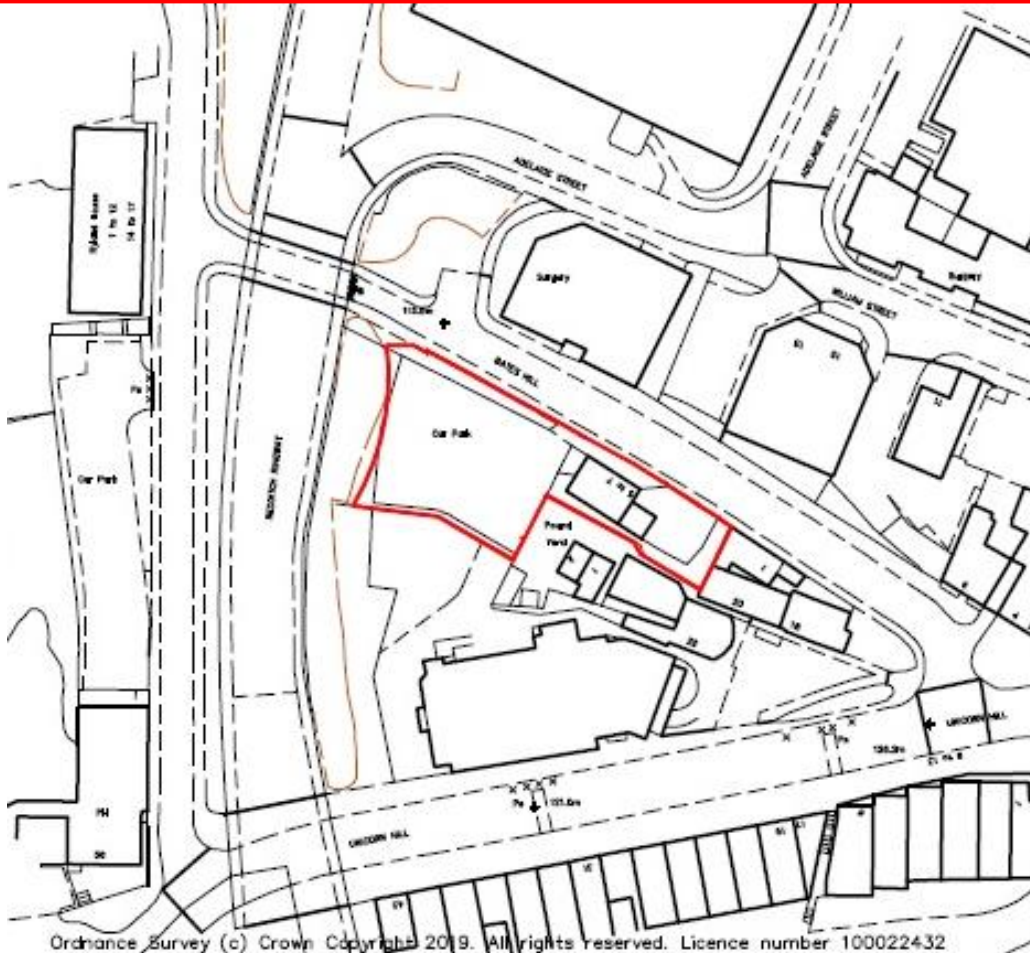


MASON YOUNG

PROPERTY CONSULTANTS

FOR SALE

DEVELOPMENT SITE
WITH PLANNING PERMISSION



**5-7 BATES HILL, REDDITCH
WORCESTERSHIRE, B97 4AN**

16,846 SQ FT (1,565 SQ M)

- FREEHOLD TITLE
- DEVELOPMENT SITE
- TOWN CENTRE LOCATION
- ON SITE CAR PARKING

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The site is located off Bates Hill just to the North of Redditch town centre, adjacent the ring road and near to the railway station. The site lies within the Church Road / Northwest Quadrant Strategic Town Centre Regeneration Site and thus benefits from Local Authority identification as part of a redevelopment masterplan forming a new gateway to the retail core, exploiting the proximity of the train station and Kingfisher Centres to increase the offering of varied commercial stock and encourage town centre living.

DESCRIPTION

The site comprises of an existing hardstanding car park and one small single storey disused commercial building currently on site with associated outbuildings and structures once used as a car washing facility.

PLANNING

Please note planning permission has been granted for 76 flats (totalling 39 1-bed, 30 2-bed and 7 3-bed) and 727.7 sq m of commercial space, equating to 10 Units of A1, A2 and B1. Planning Application No: 20/00188/OUT.

Interested parties should contact Redditch Borough Council Planning Department on 01527 881770.

ACCOMMODATION

The property has an approximate site area of 0.386 Acres (0.156 Ha).

SERVICES

We are advised main services are connected to include water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The freehold interest is available at a quoting price of £2,000,000, subject to contract.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Redditch Borough Council on 01527 534023.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



**MASON
YOUNG**
PROPERTY CONSULTANTS

0121 285 3535
www.masonyoung.co.uk