

BOND WOLFE

Residential Redevelopment Opportunity For Sale



395-398 Ladywood Middleway, Birmingham B1 2TJ.

- ◇ *Former health care centre*
- ◇ *Residential change of use consent*
- ◇ *Site area approximately 0.5 acres*
- ◇ *Car park to rear*
- ◇ *Excellent development potential*

DESCRIPTION

Built in 1934 the property is the former 'Ladywood Middleway Health Centre' with a large frontage facing Ladywood Middleway. Two rear wing sections and a portocabin were added in 2002.

The total site area is 0.5 acre with the main building comprising multiple entrances, hallways and rooms over three floors giving a total of 621 sq m. The portocabin structure has a further 181 sq m and is currently set up as a private clinic for six specialities including dental surgery, eye clinic optician, physiotherapy and acupuncture, orthopaedic, neurology and psychiatrist and has its own access to the rear car park.

The site has a large secure car park to the rear accessed off Springfield Street with space for 16 vehicles.

PLANNING

On 12/12/17, an application was granted for a change of use from D1 to C2 (Residential) with the existing portable building retained as D1.

Alternative schemes maybe deemed suitable, subject to obtaining the necessary consents.

TENURE

Freehold.

LOCATION

The property is situated on the western side of Ladywood Middleway and benefits from having a large frontage along with excellent rear access from Springfield Street.

The property is in an excellent position close to Birmingham City. There are good local amenities and transport links with Jewellery Quarter Train Station being 0.7 mile away and Birmingham New Street only 1.1 mile away.

ASKING PRICE

Offers in the region of £1,300,000 are invited for the freehold interest.

EPC

Available upon request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Purchaser.



FURTHER INFORMATION & VIEWINGS

BOND WOLFE

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