



On the instructions of



ERDINGTON  
BIRMINGHAM  
SUTTON ROAD  
B23 6QL

FOR SALE

- Prominent site alongside proposed new Lidl close to the Centre of Erdington and fronting onto the A5127 Sutton Road and Orphanage Road.
- The available sites known as Plots 1 & 2 are available with vacant possession.
- Sites can be purchased individually or as one lot.
- Overall the Sites extend to approximately to 2.66 acres (1.08 Hectares).  
Plot 1 - 0.52 acres  
Plot 2 - 2.14 acres
- Offers invited

J F

# FOR SALE

## LOCATION

The site is situated to the North of Erdington Town Centre and within a 2 minute walk to the pedestrianised High Street and Town Centre Amenities. The site itself is positioned between the main A5127 Sutton Road and Orphanage Road and lies opposite the Erdington Abbey and High Clare/Abbey Catholic Schools. The frontage of the site to Orphanage Road is close to the New Erdington Leisure Centre.

Erdington is one of the largest suburbs in Birmingham situated circa 5 miles north east of Birmingham City Centre and 3 miles south west of Sutton Coldfield.

## DESCRIPTION

The site will comprise a cleared development site of circa 2.66 acres (1.08 Hectares) total split into 2 plots which can be sold as a whole or individual lots. The site is fairly level and fairly regular in shape with frontage and direct access onto Sutton Road/Orphanage Road.

The site will be situated directly adjacent to a proposed new Lidl Food Store comprising some 24,509 sqft GIA which is planned to open in 2023.

The site will be accessed directly off a shared estate road onto Sutton Road. If required it may also be possible to extend this estate road to service Plot 2 (subject to layout and levels), although Plot 2 already benefits from additional access onto Orphanage Road.

## PLANNING

Interested parties are to liaise with the local planning authority over proposed uses for the site.

## TERMS

Offers invited.

## TIMING

The anticipated handover of the site with vacant possession is expected upon completion of legal formalities.



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## LEGAL COSTS

Each party shall be responsible for its own legal costs incurred in the transaction.

## VALUE ADDED TAX

The site is elected for VAT.

## VIEWING

All viewings by prior appointment with this office. For Viewings contact

Caren Foster      Tel: 07857 619193

## CONTACT

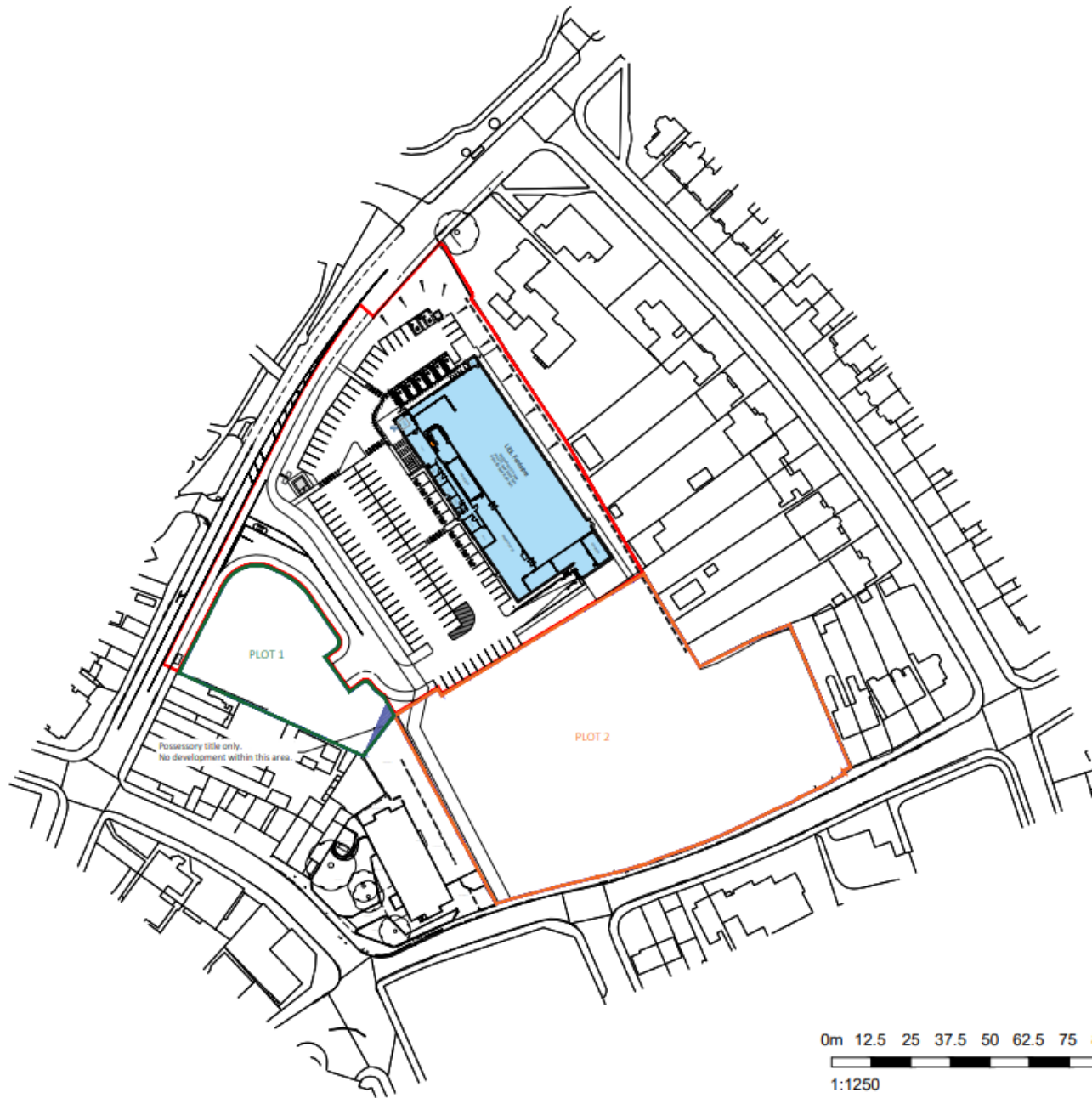
Chris Gaskell

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Mobile: 07786 515 436

## SUBJECT TO CONTRACT





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