



WATLING
REAL ESTATE

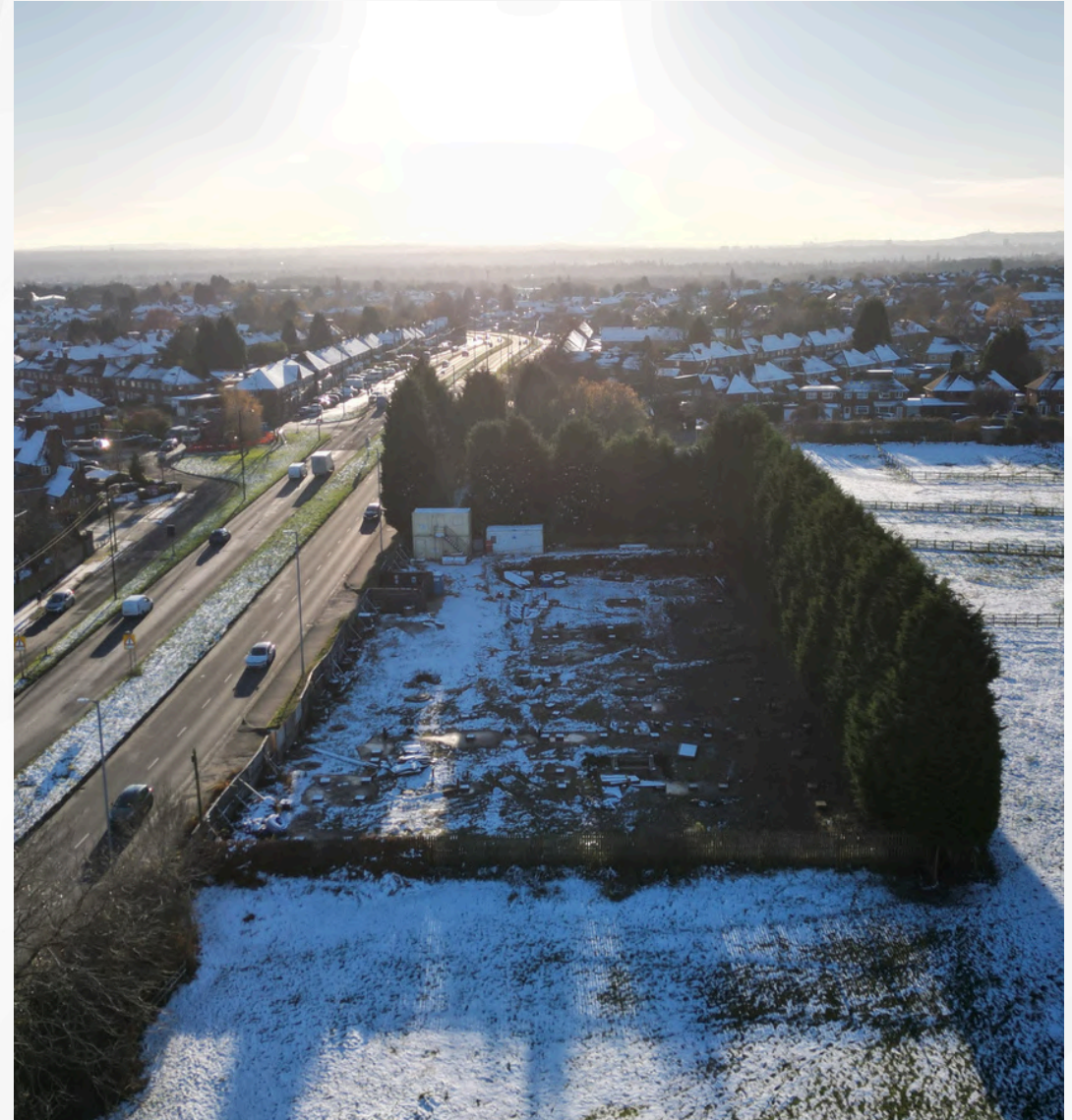
FOR SALE

Prominent Freehold Residential Development Site with Planning Permission for 53 apartments
Land on the North West side of Queslett Road East, Sutton Coldfield, B74 2AL

Highlights

- Prominent freehold residential development opportunity
- Full planning permission for development of 53 apartments with parking
- Located within popular residential suburb adjacent to Sutton Park
- Excellent public transportation and connectivity
- In close proximity to convenience retail and within walking distance of various local schools

Offers invited in excess of £800,000



Location & Situation

The property is located to the north side of the A4041 Queslett Road East, approximately 6.5 miles north of Birmingham City Centre and 2.5 miles south-west of Little Aston. Junction 7 of the M6 is approximately 3 miles to the west.

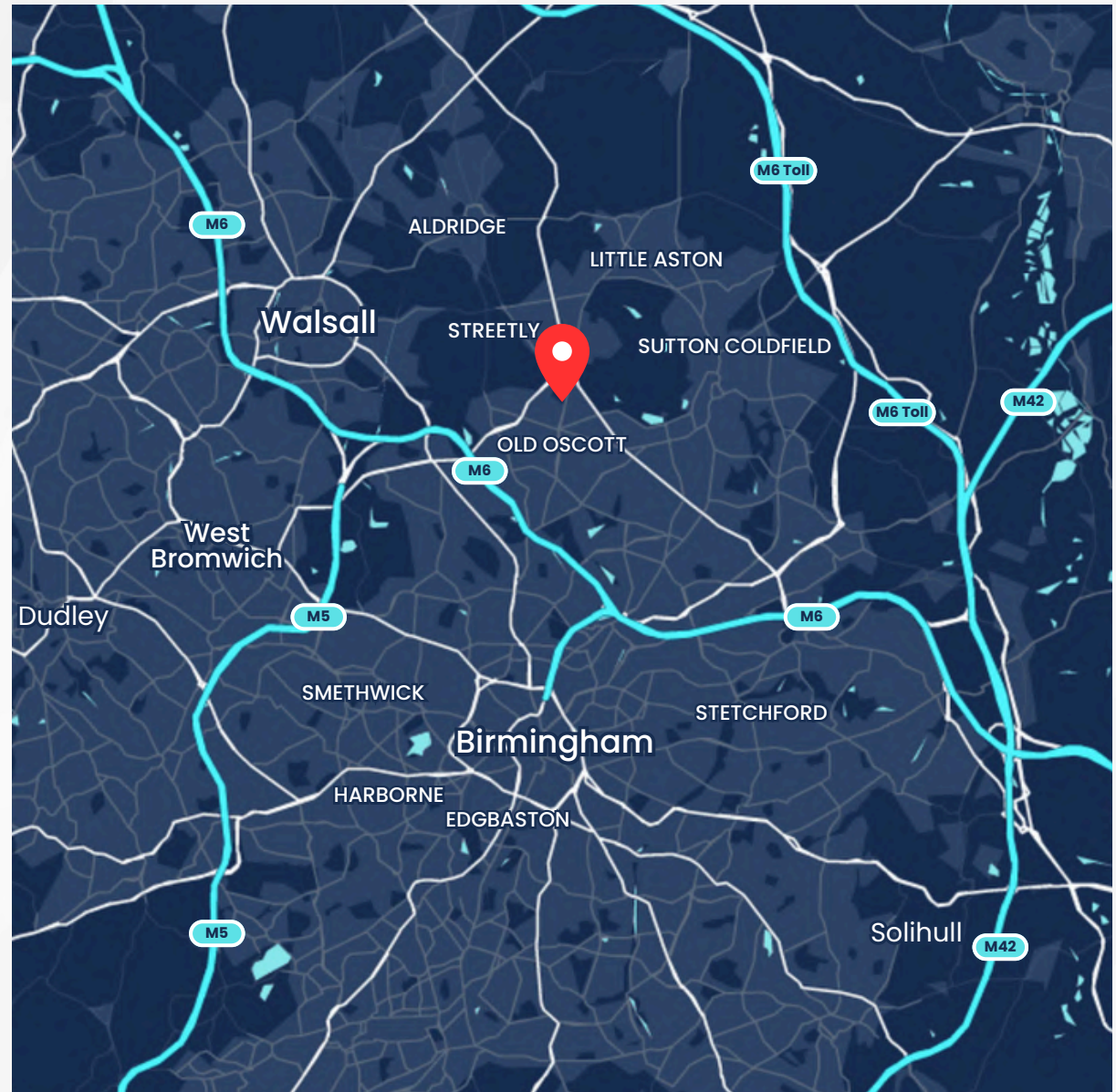
The popular residential areas of Streetly and Sutton Coldfield are within close proximity of the site.

Local transportation links are good with various bus routes and train stations providing access to Birmingham City Centre and the wider West Midlands.

The property is located within close proximity to various local amenities and Ofsted rated 'Good' schools.

The property is situated within an established and popular residential area with increasing demand from first time buyers and young professionals for housing.

There is extensive open countryside to the rear of the site, which will enhance the appeal of any completed residential development scheme.



LITTLE ASTON

STREETLY

SUTTON
COLDFIELD

The Property

The property comprises a vacant and cleared freehold residential development site of approximately 0.74 acre located on the A4041 Queslett Road East dual carriageway.

The site is rectangular in shape with two vehicular access points off Queslett Road East. The site is tree lined to the north and west elevations.

Full planning permission was granted in February 2021 for the development of a part 3-, part 4-storey 53 apartment scheme with car parking. Ground remediation works and soil validation testing have been completed and various planning conditions have been discharged.

We understand ground works have started which appear to relate to utility and service runs. No detailed documentation is available in respect of the completed works.



Planning

Planning permission was granted in February 2021 (App no. 19/1206) for the *“Removal of all existing structures including below ground tanking, remediation, and the erection of 53 apartments set within one 4 storey building and one 3 storey building in height separated by 53 parking spaces together with amenity spaces; landscape buffering and a reduction in height of the boundary trees”*.

The approved plans propose the development of 37 no. 1-bed and 16 no. 2-bed apartments, with 53 undercroft car parking spaces. The plans also include lift, resident roof terrace, electric vehicle charging points and ancillary communal areas including bin and bike store and plant room.

The planning permission is subject to 19 conditions. We understand conditions 4a (drainage scheme), 5a (archaeology), 8a (noise mitigation) and 11 (tree protection) have been discharged.

The planning consent is subject to a s106 agreement, which requires the payment of a £100,000 ‘Open Space Contribution’.

A s73 application was submitted in December 2021 to amend the scheme’s proposed plans. The key amendment relates to a revision of the scheme to **36 no. 1 beds and 17 no. 2 beds**. Various other minor internal layout changes have also been proposed. A decision on the application is awaited.

The property is located within the Great Barr Conservation Area and on the edge of the Green Belt.

Further planning documentation is available within the Marketing Pack.

Interested parties should rely upon their own enquiries with Walsall Council.



Models

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