

FOR SALE

MIDLAND LODGE

Sutton Park, Sutton Coldfield, Birmingham B74 2YS



SAVILLS BIRMINGHAM
55 Colmore Row
Birmingham B3 2AA

+44 (0) 121 200 4500

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DESCRIPTION

The site extends to approximately 0.3 acres (0.12 hectares) and comprises a unique Victorian gothic revival cottage property, with significant potential.

The two-storey former residential Lodge was built in 1880, by the Midland Train Company for the Warden and Society of Sutton Coldfield, and comprises approximately 1,144 sq ft. The property was formerly the caretaker's lodge however has been vacant for a number of years and is in a state of disrepair.

The property benefits from its own secure front, rear and side gardens as well as a side garage. Internally the property comprises two reception rooms, a kitchen with an ancillary storage area, a cellar, three bedrooms, a box room and a bathroom.

LOCATION

Midland Lodge is situated on the eastern boundary of the prestigious Sutton Park, approximately 1.5 miles (2.4 km) to the north west of Royal Town of Sutton Coldfield town centre, which benefits from a wealth of amenities. Sutton Park is a 2,400 acre National Nature Reserve and is one of the largest urban parks in Europe, and a designated Site of Special Scientific Interest.

The surrounding area is predominately parkland and residential in the renowned Four Oaks Estate.

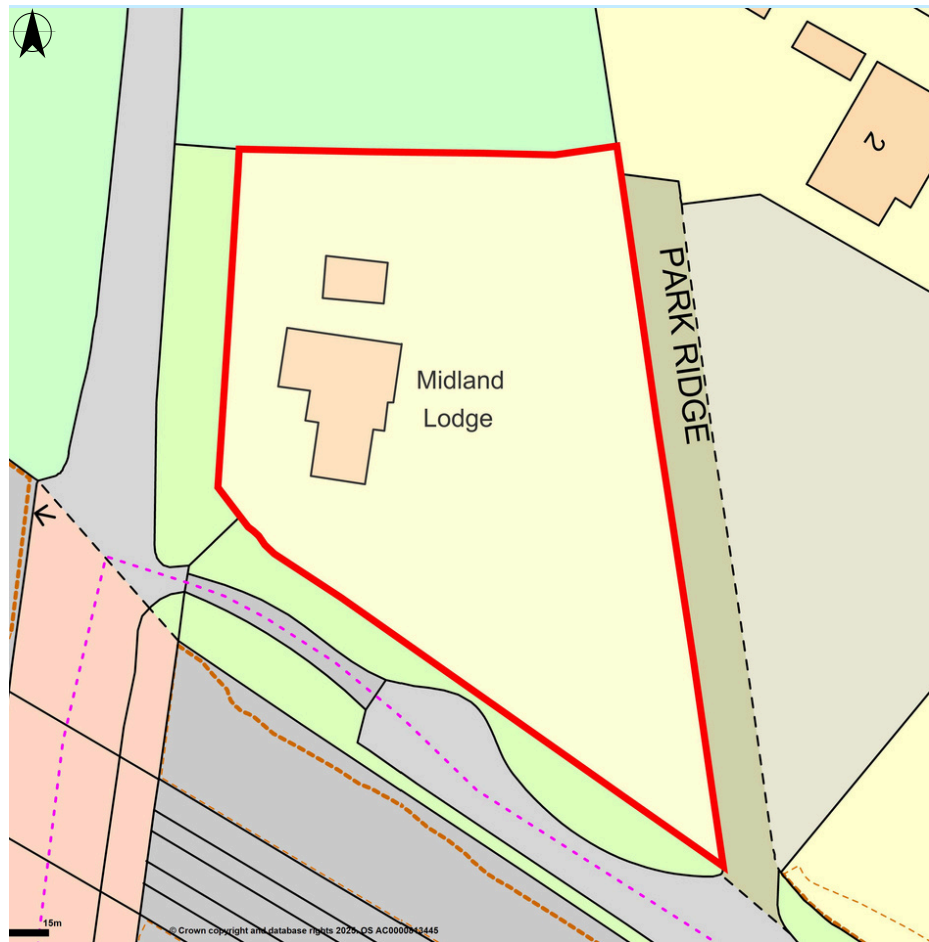
Sutton Coldfield railway station is located approximately 1.3 miles (2.1 km) to the south east of the site, on the Redditch-Birmingham New Street-Lichfield Cross-City Line.

PLANNING

The site falls under the planning jurisdiction of Birmingham City Council (BCC). The property is a significant local heritage asset of historic importance to BCC and Sutton Coldfield due to the nature of its original use and setting within the curtilage of Sutton Park.

Sutton Park is designated as a Park and Garden of Special Historic Interest, situated outside of the Four Oaks Conservation Area.

The property currently falls within Use Class D1 (Non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended). BCC require the existing building to be retained and sympathetically refurbished, and potentially extended, in keeping with its historic setting. The site has potential to be used for a variety of uses (Subject to obtaining Planning Permission).



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SERVICES

We understand that mains water, electricity and drainage are available to the site. However, all interested parties should satisfy themselves to the exact location and capacity of services.

TECHNICAL INFORMATION

A number of technical documents are available in an online data room. Please contact Ashton Gilbert (ashton.gilbert@savills.com) to gain access.

EPC

The property does not currently have an EPC due to the building's condition.

DEADLINE AND BID PROCESS

Offers are invited on an unconditional basis. The site will be sold by Informal Tender process with offers sought by no later than 12pm on Thursday 13th March.

A bid proforma will be available in the dataroom. All parties will be required to populate the proforma, which will include proposals for the future use of the property, when submitting an offer. Offers are to be submitted in writing to Savills via the following email addresses only:

kate.comfort@savills.com
ashton.gilbert@savills.com
michael.maguire@savills.com

The vendor is not obliged to accept the highest, or indeed any offers, and all offers will be fully considered.

TENURE

The property will be sold freehold with vacant possession on completion. The vendor reserves the right to impose a restriction on the title to ensure future uses are appropriate and acceptable to BCC.

VAT

The tax position is to be confirmed.

VIEWINGS

All viewings other than a walk by are strictly by appointment. Savills will be holding a number of viewing days which will be held on a first come first serve basis. Please contact Savills to arrange.

CONTACTS

For further information please contact:

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