

# Guns Lane, West Bromwich, Birmingham, B70 9HS

POA

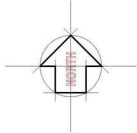
Council Tax Band:



Location Plan 1:1250



The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be marked with the appropriate notice proceeding with the works.  
Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.  
Do not scale drawing. Figured dimensions to be worked to if all scales.



date	rev	description/revision
project name <b>Guns Lane, West Bromwich</b>		
drawing title <b>EXISTING LOCATION PLAN</b>		
drawing no	rev	
<b>2019-093-001</b>		
drawn by	checked by	
<b>1:1250/A3</b>	<b>04</b>	<b>20.10.2021</b>
architect <b>architecture</b> a 2 design design		

A rare opportunity to acquire a substantial freehold commercial site extending to approximately 5,874 sq m (0.5874 hectares), offering both immediate income and significant development potential.

The site is currently let to six tenants, producing a combined rental income of £163,200 per annum, providing an attractive income stream while plans for redevelopment are progressed.

The land benefits from a previously approved planning application (Ref: DC/22/67454) for the proposed development of 125 residential apartments, including resident amenities, 60 on-site parking spaces and associated landscaping. Notably, the planning consent does not require any social housing provision, enhancing the overall development viability and profitability.

The planning permission remains valid until 31 May 2027, allowing ample time for purchasers to prepare and implement a development strategy.

This is an ideal opportunity for developers, investors, and property companies seeking a large-scale residential scheme with existing income, strong future potential, and a clear planning framework already in place.

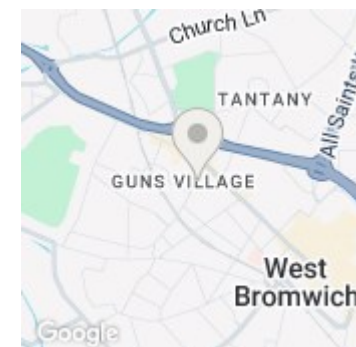
**Disclaimer:**

Please note that Open House Edgbaston has not carried out any checks on the current tenants or verified the rental income. Prospective buyers are advised to conduct their own due diligence through their conveyancer/solicitor to satisfy themselves regarding tenancy agreements, rental figures, and all related matters.

Further information regarding tenancy schedules, planning documentation and site details is available upon request.



**Open House Edgbaston**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	