

FOR SALE

LAND NORTH OF SILVERLANDS CLOSE
HALL GREEN, B28 8JR



RESIDENTIAL DEVELOPMENT LAND

0.17 Acres

- Outline Planning Permission for 3 dwellings
- No affordable housing or S106/CIL contributions
- Excellent links to Birmingham City Centre and the wider transport network
- Freehold Purchase

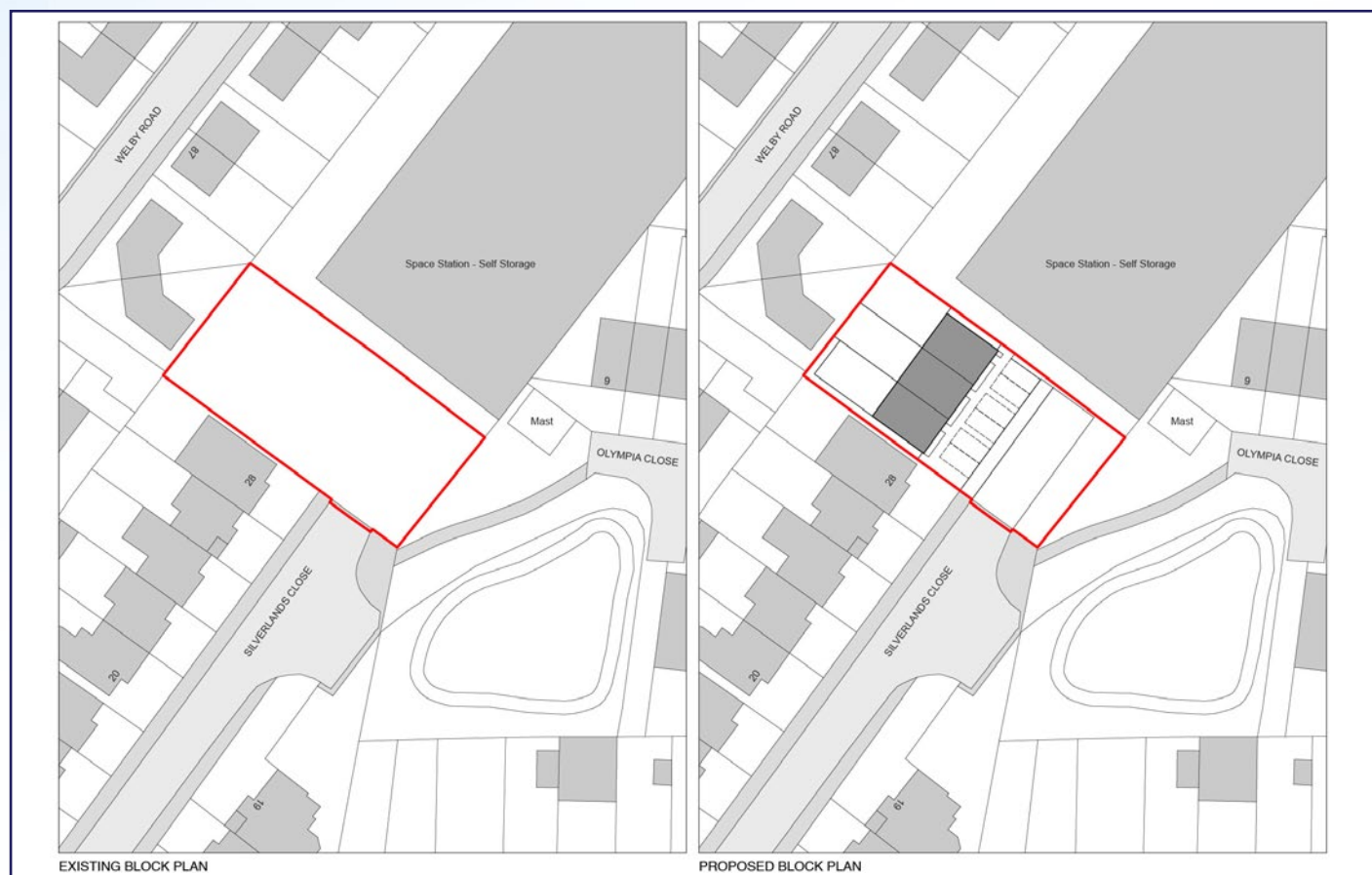
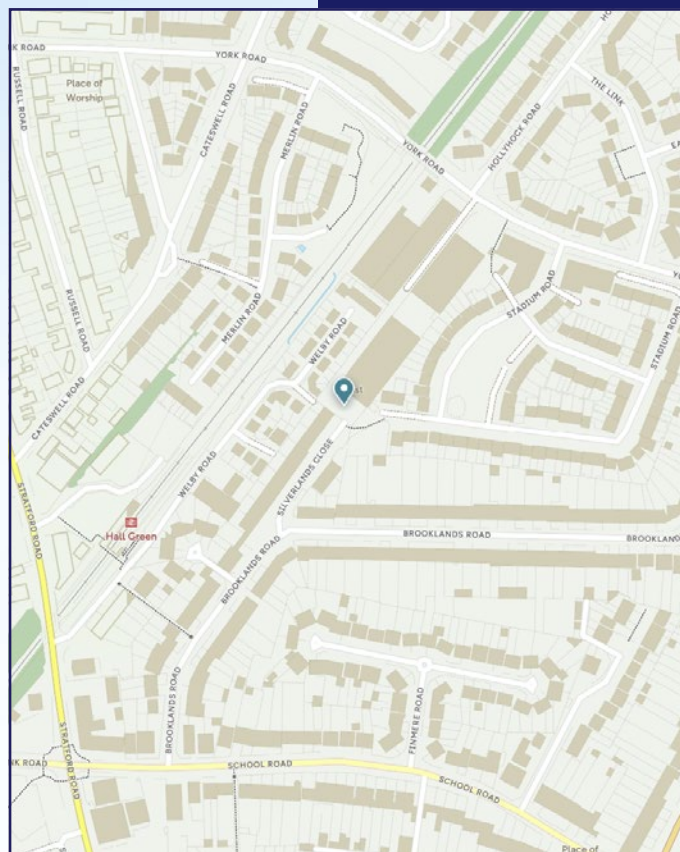
LOCATION

Hall Green is an area in south-east Birmingham. The postcode forms part of the Hall Green North ward in the constituency of Hall Green and Moseley. The constituency has a population of 122,500 (2022). The site is served by excellent transport connections. Hall Green station is located 0.2 miles (5-minute walk) from the site, with trains reaching Birmingham Snow Hill in just 17 minutes. The motorway network is also within easy reach, with the M6 to the north accessible at Junction 6, 7 miles from the site. The M42 to the south can be reached at Junction 3, also 7 miles away. Three Ofsted "Good" Primary Schools are located within 500m of the site, with five Ofsted "Good" Secondary schools within 1 mile.

DESCRIPTION

The site is approximately 0.17 acres and forms a rectangular-shaped area of hardstanding associated with the self-storage unit located immediately to the north. Silverlands Close to the south is a cul-de-sac of link-detached early 1970's residential properties, separated from the site by timber fencing along the boundary. Immediately adjacent to the site to the north west are dwellings on Welby Road. Access is gained by an extension to Silverlands Close cul-de-sac. We understand this to be an adopted highway, but ask that interested parties make their own enquiries. Two housing developments have recently been completed in the immediate vicinity of the site. One of these notably includes the "Olympia" development by Linden Homes on the grounds of the former Hall Green Stadium. Barratt Homes are nearing completion of "The Elms", 1 mile north of the site.

POSTCODE: B28 8JR



PLANNING POSITION

Application number 2024/03233/PA was granted planning permission by Birmingham City Council on 23rd May 2025 under the description: Outline application for the erection of up to 3 dwellings with all matters reserved except access at Land North of Silverlands Close, and South of Self Storage Facility, Hall Green, Birmingham. Biodiversity net gain is provided for on-site through the creation of gardens and a small grassed area with trees at the eastern end of the proposed site. Affordable Housing will not be required as part of this scheme. CIL is not payable due to the site is located in a low value area (value zone 5).

PROPOSALS

We are seeking unconditional offers for the freehold.

SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services will be available.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 09/25

Harris Lamb Limited Conditions under which particulars are issued.

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