

Operational Filling Station with Redevelopment Potential

FREEHOLD FOR SALE

On the Instructions of MRH (GB) Ltd

BIRMINGHAM B10 0AE

Small Heath Highway

Location

The site is located on, and accessed from, the east-bound carriageway of the Small Heath Highway (A45). The site is adjoined to the north by residential and community properties on Bolton Road, including a school and to the west is a social club. To the east of the site and to the west beyond the social club is a landscaped embankment which acts as a buffer between Small Heath Highway and the residential area to the north of the site. The nearest convenience retail provision is situated 500 m from the site at Coventry Road local centre.

Description

The site comprises a Total petrol filling station, consisting of four square pump islands in a four-square formation under a large canopy and connected to a single storey shop of approximately 80 sq m (861 sq ft). A car wash is located along the north east boundary with a jet wash in the northern corner and the site also benefits from air/water and vacuum facilities.

The site extends to approximately 0.21 hectare (0.53 acre).

Trading

The site is offered subject to a fuel supply agreement. Further details will be released to shortlisted parties.

Year	Fuel /Litres	Shop	Valeting	Other income
2005	2,538,670	£300,488	£21,924	£1,201
2006	2,608,170	£284,251	£20,111	£2,326
2007	2,698,375	£299,204	£17,372	£3,737

Revenues exclude VAT.

Planning

Planning Officers have indicated that alternative uses will be considered having regard to surrounding development, including Small Heath Highway and the landscaped buffer/embankment. In these terms, there may be scope to secure alternative motor trade uses, such as a car showroom, or alternatively residential or community uses. Retail development may also be acceptable. Please refer to the Planning Commentary for further information.

Environmental Condition & Indemnity

An Environmental Report Summary of the property is included within the **Further Information** section of the website, which outlines the reports carried out on the site. Prospective purchasers will be able to undertake updated Environmental Assessments at their cost, following exchange of contracts, in order to satisfy themselves on the condition of the property. Copies of previous reports will be available for shortlisted parties, subject to assignment from the respective consultants. The successful purchasers will be required to provide an environmental indemnity to the Vendor for all past or future contamination.

Tenure

The site is available freehold with vacant possession, or as a trading entity. If acquired as a trading site, TUPE regulations will apply and wet and dry stock is to be purchased at cost upon completion.

Offers

The preference is for unconditional offers to be submitted. However, conditional offers upon planning will also be considered. All offers must be accompanied by details of funding for the proposed acquisition. Conditional offers must include full supporting information together with site layout plans and details of conditions.

All offers are to be submitted to Mark Frostick no later than **12 noon on Friday 18th July 2008**. Our clients do not bind themselves to accept the highest or any offer received. Prior to submitting any offer, interested parties should refer to the sale contract detailing the conditions of the disposal and other relevant information, found in the **Further Information** section of the website.

All offers are to be set out on the Schedule provided.

Stamp Duty

Stamp duty will apply on the sale of this property.

Legal Costs

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

Further Information - www.malthurstpfssites.co.uk

The following further information is available (where applicable) to download:

- Environmental Summary
- Report on Title
- Fuel Supply Agreement Summary/Trading Figures
- Specimen Sale Contract
- Offer Schedule

VAT

Value Added Tax will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agent.

Contact:

Mark Frostick
01480 371 456
maf@rapleys.co.uk



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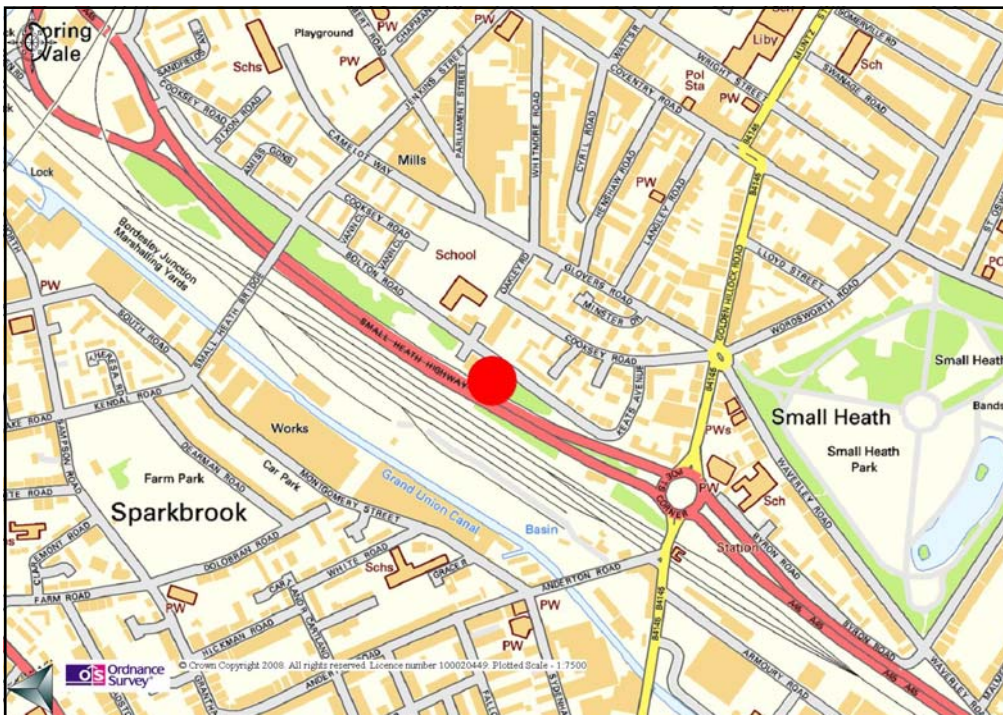
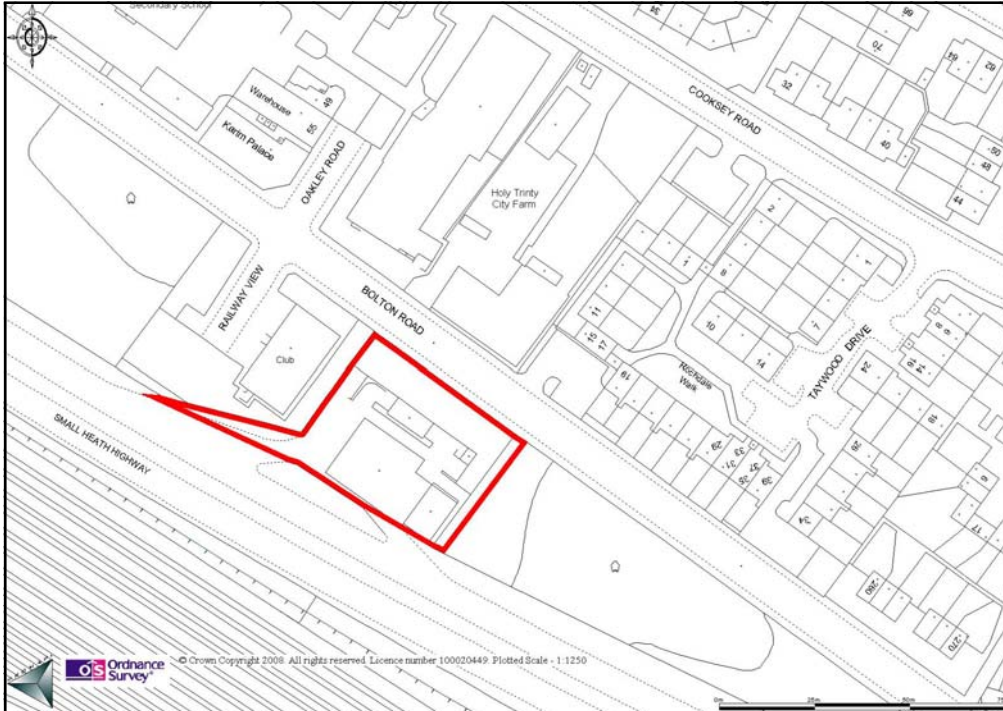
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Small Heath Highway

Site and Surroundings

The site accommodates a Total Filling Station and is located on the north side of the Small Heath Highway. The site is accessed from Small Heath Highway by east-bound traffic only. The petrol filling station forecourt supports a four-square layout with car wash, jet wash and a sales building (approximately 80 sq m), providing a reasonable range of convenience goods. The site operates on a 24 hour basis.

The site is bound to the north by Bolton Road, with a school beyond and to the south by Small Heath Highway. To the west is a railway workers' club. To the east of the site, (and to the west beyond the club) is a landscaped embankment, which acts as a buffer area between Small Heath Highway and the residential area to the north of the site (including the aforementioned school).

In terms of character, the site lies between the residential area to the north and transport corridors to the south (including South Heath Highway, railway lines with associated sidings and the Grand Union Canal). Coventry Road Local Centre lies 500m to the north of the site.

Planning History

Investigations at the Council's offices have confirmed that the site was established as a petrol filling station in 1992, and the bulk of applications since this date have sought new and replacement advertisements at the site. A schedule of planning history is attached at **Appendix 1**. Prior to the development of the petrol filling station, the site appears to have been part of the demise of the adjacent railway workers' club. The principle of alternative uses has yet to be tested by a planning application.

Planning Policy

The adopted Plan is the Birmingham Plan, which was adopted in 1993 with alterations approved for adoption in October 2005. The Council are currently preparing a Local Development Framework, albeit it is currently at an early stage and there are no documents relevant for development control purposes at present.

The Proposals Map of the adopted Plan confirms that the site does not benefit from a specific allocation, or indeed any wider designation.

Elsewhere, policies within the UDP confirm that:

- The Council will direct new housing provision to previously developed (brownfield) sites in the existing built up area;
- The Local Authority will seek to protect and enhance existing retail centres, albeit it is acknowledged that retail floorspace in out of centre locations can be supported, subject to the normal retail tests (of need, scale, sequential appraisal, impact and accessibility), and
- The Local Authority will seek to ensure proposals maximise opportunities for economic revitalisation and urban renewal.

Officers View

Discussions have been held with Ian Mcleod, Planning Policy Officer at Birmingham City Council, who confirmed that it was likely that the principle of the loss of petrol filling station would be acceptable in principle. The Officer further confirmed that the Council would not have a favoured alternative use for the site, and that the character of the surrounding area would be a significant steer in assessing any alternative uses, albeit he would not be drawn on providing site specific advice.

Planning Discussion

As previously stated, the site and adjacent railway worker's club sit within a landscaped buffer zone between Small Heath Highway and the residential area to the north. Notwithstanding the predominantly two storey development to the north, the Council are likely to view the character of the site in terms of its location within the buffer. In these terms, any proposals on the site would need to respect the bulk and scale of the site's surroundings.

The change of use of the site to alternative uses is likely to be considered acceptable in principle, and any alternative uses would be assessed against their impact on the character of the local area, and the appropriateness of the site for the proposed use. In these terms, a motor trade use might be considered acceptable on the site, given its location on a major traffic corridor. Additionally, residential or community uses may be acceptable (subject to normal development control considerations), albeit any such uses may need to be supported by an imaginative design given the site constraints and likely requirement for access from Bolton Road.

There may be potential for securing retail floorspace on the site, subject to the normal retail policy tests and securing adequate access arrangements. In these terms, the nearest local centre is Coventry Road, 500m to the north and, therefore, the site will be considered out-of-centre.

Conclusion and Recommendations

The loss of the petrol filling station is likely to be acceptable in principle, and alternative uses will be considered having regard to surrounding development, including Small Heath Highway and the landscaped buffer/embankment. In these terms, there may be scope to secure alternative motor trade uses, such as a car showroom, or alternatively residential or community uses. Retail development might also be acceptable, subject to access considerations, and normal retail policy tests.

Appendices

1. Schedule of Planning History

APPENDIX 1 – PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION	DATE
E/04456/91/FUL	Erection of petrol filling station	Approved	16/04/1992
E/04296/92/FUL	Erection of petrol filling station	Approved	25/03/1993
E/03603/93/ADV	Illuminated fascia sign	Approved	14/10/1993
E/00928/94/RES	Site Landscaping	Withdrawn	10/03/1994
E/01033/94/ADV	Canopy fascia signs	Refused	07/07/1994 Appeal dismissed 26/04/1995
E/03271/94/ADV	Illuminated fascia signs to canopy	Refused	20/10/1994 Appeal dismissed 26/04/1995
E/02925/95/ADV	Illuminated fascia sign	Refused	21/09/1995
E/04405/95/ADV	Illuminated canopy fascia sign	Approved for five years	21/12/1995
C/00185/02/FUL	Erection of freestanding illuminated display panel	Refused	25/02/2002 Appeal dismissed on 05/07/2002

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