



For Sale – A High Quality Care Facility with Vacant Possession

147 CHESTER ROAD

BIRMINGHAM



Excellent opportunity
to acquire a vacant
specialist care home
in the West Midlands

147 CHESTER ROAD, STREETLY, SUTTON COLDFIELD, B74 3NE

INVESTMENT SUMMARY

- Located in the affluent area of Sutton Coldfield, a **highly desirable** town c.7.5 miles **north of central Birmingham**.
- The property benefits from an **excellent frontage to Chester Road**, an arterial road which connects to the M6 and M6 Toll.
- A 28 bed former specialist care facility with an **opportunity to create additional bed space** and improve the current amenity offering (subject to necessary consents).
- Offered **vacant** with the benefit of **C2 Planning Use**.
- Its uniquely adaptable layout could suit **several specialty healthcare uses**.
- Offers sought **in excess of £1,680,000** reflecting an attractive **capital value of £60,000 per bed**. Subject to contract and exclusive of VAT.



LOCATION

Sutton Coldfield is an affluent town in the West Midlands. The town sits approximately 7.5 miles to the north of central Brimingham, 10 miles south of Lichfield and 8.5 miles east of Walsall.

The town benefits from excellent road connectivity to the M6, M6 Toll, two of the major motorways connecting Birmingham to the north and south of the UK, as well as the A453 and A38 which provide easy access from the town centre to the M6 Toll in the east and M6 to the west.

The town is also well connected to central Birmingham and the surrounds via a Sutton Coldfield railway station, which provides regular rail services Redditch, Litchfield Trent Valley, Bromsgrove and Birmingham New Street.

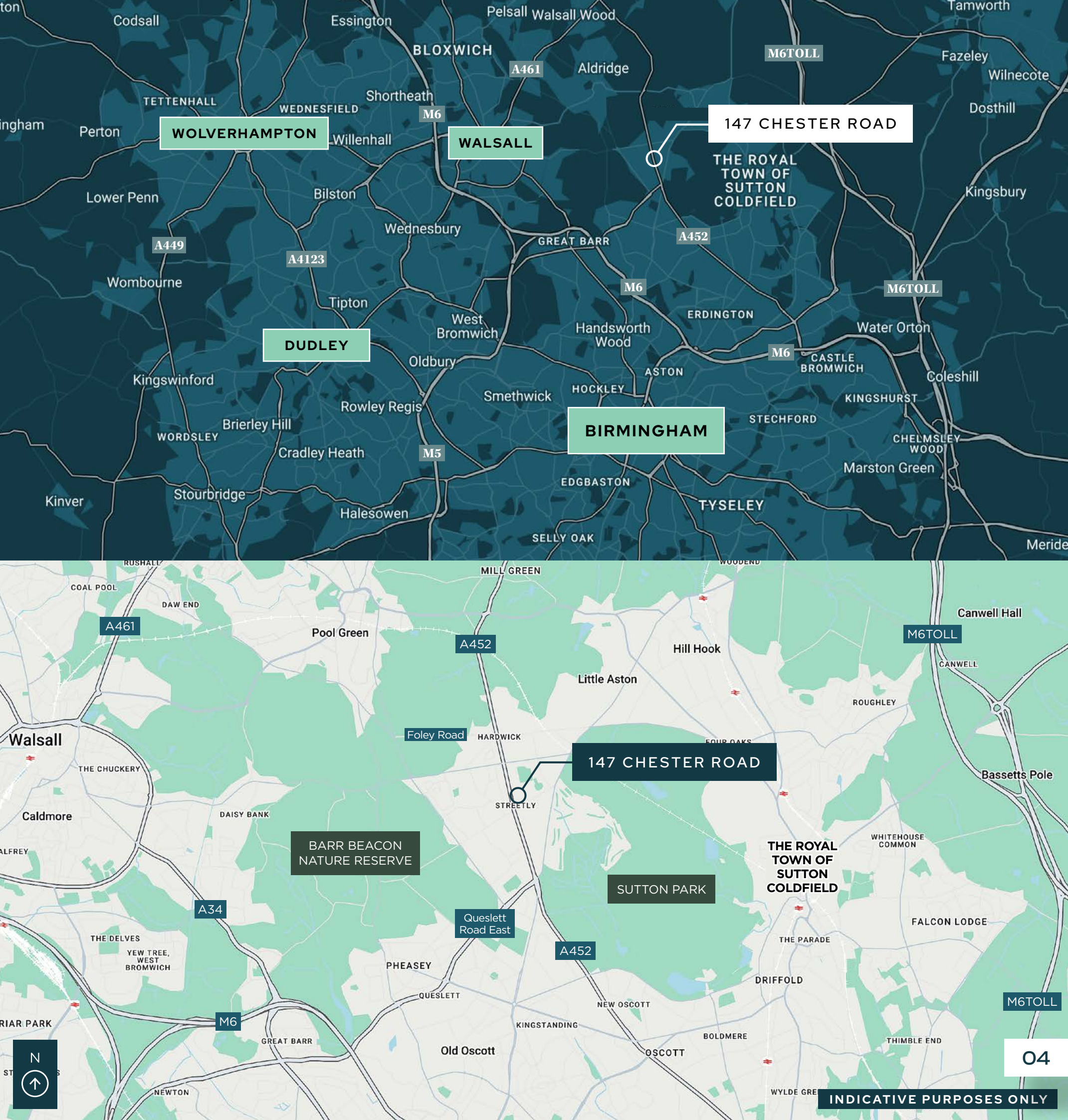
SITUATION

The property is situated approximately 3.8 miles to the west of Sutton Coldfield town centre on the A452 Chester Road, c.50 meters north of its junction with Manor Road, and 630 meters south of its junction with Foley Road East. The Chester Road provides direct north south access between the M6 and M6 Toll roads.

The property occupies a prominent site with excellent frontage to the Chester Road and is accessible in both directions (north and south).

There are a number of regular bus routes which are within close proximity of the property, including the 77, 77A and 998. The nearest train stations are Four Oaks and Butlers Lane, both provide direct access to Birmingham New Street in approximately 25 minutes.

Sutton Park and the Barr Beacon Local Nature Reserve are also within close proximity to the property, both offering excellent outdoor space with plenty of walking and cycling routes.





PROPERTY DESCRIPTION

The property comprises a vacant specialist care facility which originally opened in 2009 and then fully refurbished and extended in between 2017-2018 to provide a 28 bed room specialist care facility for children and young adults with eating and mental health disorders.

The space is well configured over ground and first floors, with the majority of the bedrooms located on the first floor and the rear extension of the ground floor.

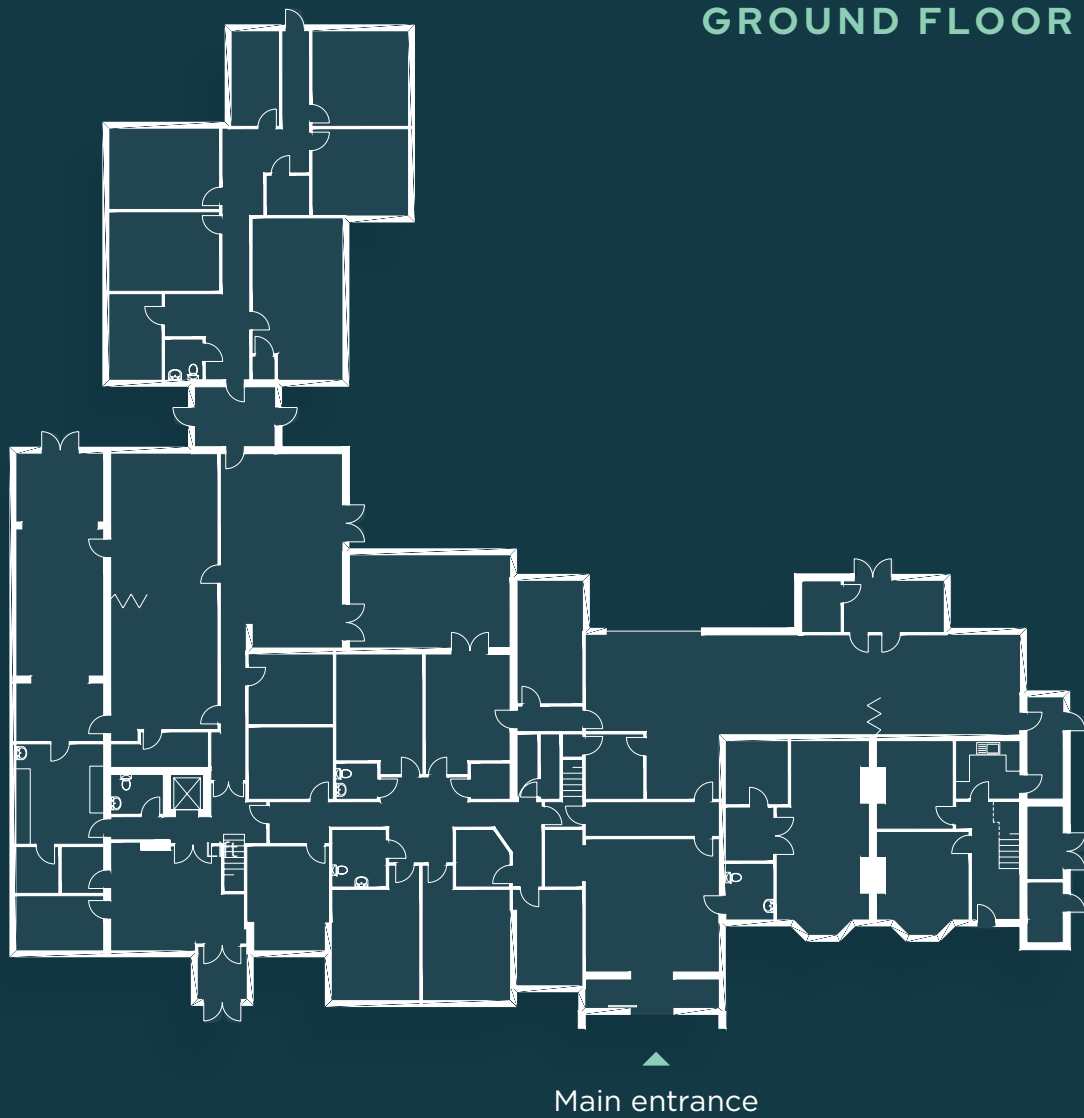
The ground floor provides a range of amenity space including a large dining and kitchen area, lounge and classroom space and staff office and meeting spaces.

While the bedrooms are not ensuite, there is a good ratio of 1.3 bedrooms to 1 bathroom.

Externally there are 23 car parking spaces to the front of the property and a well-kept, fully fenced and secure, garden to the rear. Recently the vendors built a small outdoor classroom/breakout space for their residents.

The space could be adapted to suit a number of care needs and, given its former use, could also be adapted for other uses such as a nursery, SEN school or support living residences (subject to planning and obtaining the necessary consents).

ACCOMMODATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



THE SITE

Planning

Use Class C2

Site Plan

The site extends to an area of approx. **0.63 acres** (0.26 Hectares).

Tenure

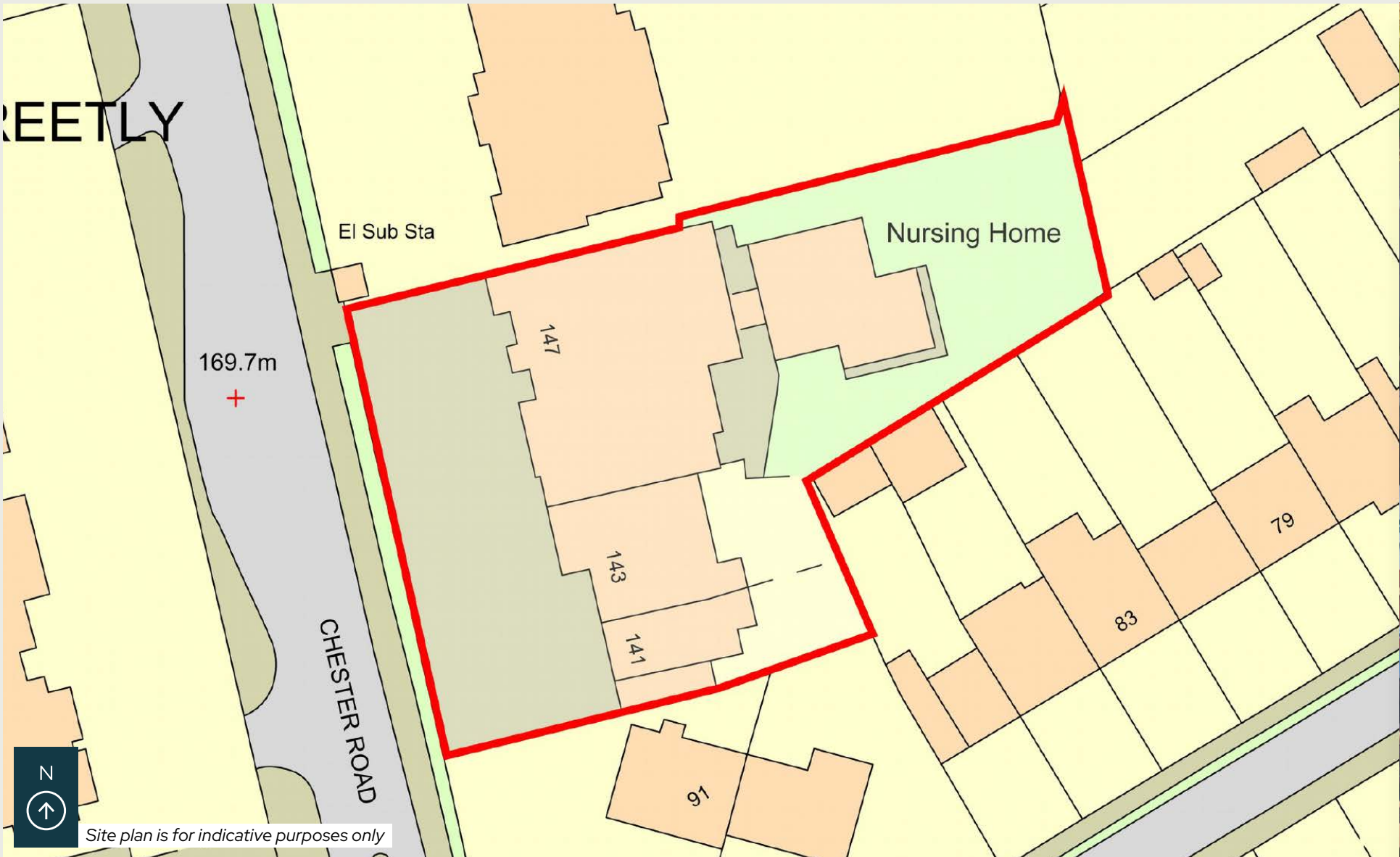
Freehold interest held under the following title numbers:

- **MM46207**
- **WM50870**
- **WM71771**
- **WM367760**

Demographic Analysis

There are a total of **390,843 people living within a 15 minute drive** time of the subject property, which includes **c4,000 registered nurses** and over **17,800 care assistants** which is **5.2% greater than the UK average**. The market for specialist care in the UK has been steadily **increasing** with LangBuisson estimating that the adult specialist care market is valued at over **£19bn in the UK** with over **750,000 adults receiving support**.

The property provides an excellent opportunity to open a specialist care facility which supports the local healthcare economy.



ADDITIONAL INFORMATION

VAT

We understand the property is not elected for VAT.

EPC

EPC details are available on request.

Viewings & Inspection

Viewings are to be arranged by appointment only through Cushman & Wakefield as the sole agent.

Process

All enquires are to be addressed directly to the sole agent Cushman & Wakefield and under no circumstance are any queries to be raised directly with the Vendor.

Data Room

Access to the marketing data room is available upon request.

Local Planning Authority

www.go.walsall.gov.uk ↗

Anti Money Laundering

Any prospective purchasers will need to provide proof of identity and residence for the purchasing entity and any person owning more than 25% must provide the same.

Offers

Offers invited **in excess of £1,680,000 for the freehold property**, subject to contract and exclusive of VAT which reflects a highly attractive capital value of £60,000 per bed.

CONTACTS

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