

**FOR SALE BY PRIVATE TREATY
BY DIRECTION OF THE FREEHOLDER**

R/27818

**A PROMINENTLY POSITIONED ROADSIDE SITE
OF 0.22 ACRES (0.09 HA) OR THEREABOUTS**

**HAVING TWO EXISTING SEMI DETACHED DWELLINGS
WITH MUCH POTENTIAL FOR ADDITIONAL DEVELOPMENT
FOR EITHER RESIDENTIAL OR COMMERCIAL PURPOSES
A CLASS E PLANNING PERMISSION GRANTED**



**23 & 25 DOSTHILL ROAD
TWO GATES, TAMWORTH B77 1HZ
OFFERS INVITED WITH GUIDE PRICE OF
£595,000 (VAT NOT APPLICABLE)**

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

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A substantial and prominently positioned site having two existing three bedroom semi detached houses and much potential subject to appropriate planning permission for added development or indeed a complete redevelopment of the site for either residential or commercial purposes.

A planning permission for a change of use from the existing dwellings to a GP Doctors Surgery under Class E was granted by the Borough of Tamworth in March 2023 under the reference 0001/2023. This can be read in detail at www.tamworth.gov.uk or telephone 01827 709709.

The site has a good frontage to Dosthill Road (A51) near to the intersection of same with Watling Street (B5404) and formerly the A5.

Both these routeways are principal routeways with substantial traffic flows and Dosthill Road is a very busy commuter routeway to the centre of Tamworth and also from Tamworth to the City of Birmingham.

Tamworth town centre is approximately 5 minutes drive to the north and the immediately surrounding area is densely developed with a variety of residential properties.

There are two existing traditional semi detached houses upon the site and the remainder of the site is currently parking and garden area. In the opinion of the vendors, there is much potential for the extension of the existing dwellings, the addition of a further dwelling or a complete redevelopment of the site all subject to appropriate planning consent.

The two houses offer the following accommodation:

NO. 23 DOSTHILL ROAD (gross internal area 1,368 sq.ft (127.17 sq.m.))

Ground Floor: entrance hall, living room, kitchen/diner, conservatory.

First Floor: landing, three bedrooms, bathroom.

The property is complete with UPVC framed double glazed windows and gas fired central heating but is in need of refurbishment.

NO. 25 DOSTHILL ROAD (gross internal area 1,083 sq.ft (100.07 sq.m.))

Ground Floor: entrance hall, living room, kitchen/diner.

First Floor: landing, three bedrooms, bathroom.

The property is complete with UPVC framed double glazed windows and gas fired central heating and has been refurbished to a good standard including a well fitted kitchen and impressive bathroom.

This site offers a considerable opportunity for both developers or investors.



GENERAL INFORMATION

1. VENDOR MR JOHN DEVLIN
2. SERVICES All mains services are connected. There is a single vehicle access point from Dosthill Road.
3. ENERGY PERFORMANCE CERTIFICATE An application has been made and this is awaited.
4. COUNCIL TAX ASSESSMENT BAND C
5. VIEWING Please contact the agents.
6. LOCAL AUTHORITY Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ
Telephone No: 01827 709709
Contact via email on Contact Us Online Form
7. TENURE The site is offered freehold with vacant possession upon completion.
8. PURCHASE PRICE Offers are invited. Guide Price £595,000 (Five Hundred and Ninety Five Thousand Pounds) subject to contract. VAT not applicable.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

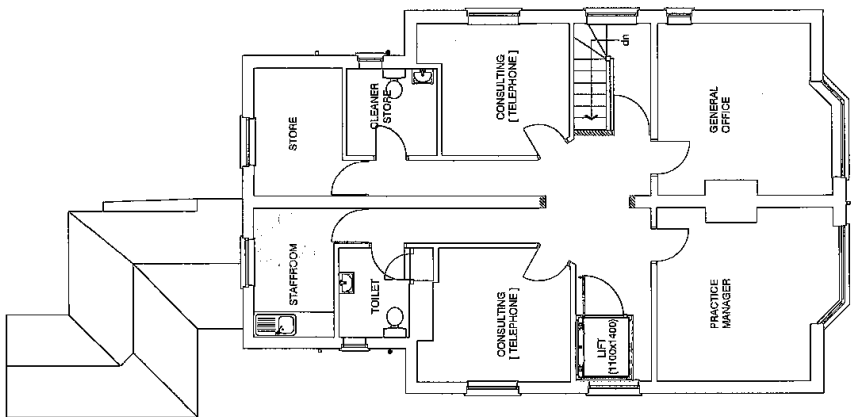
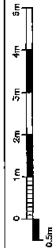
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

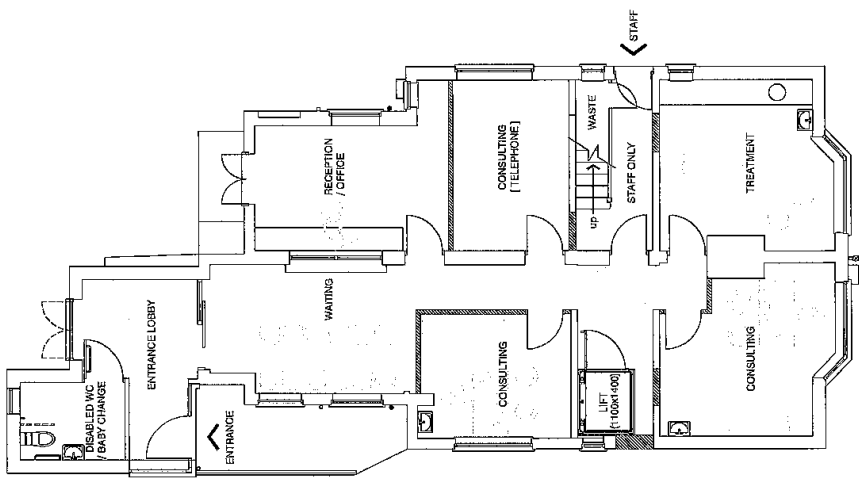
You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk

Notes



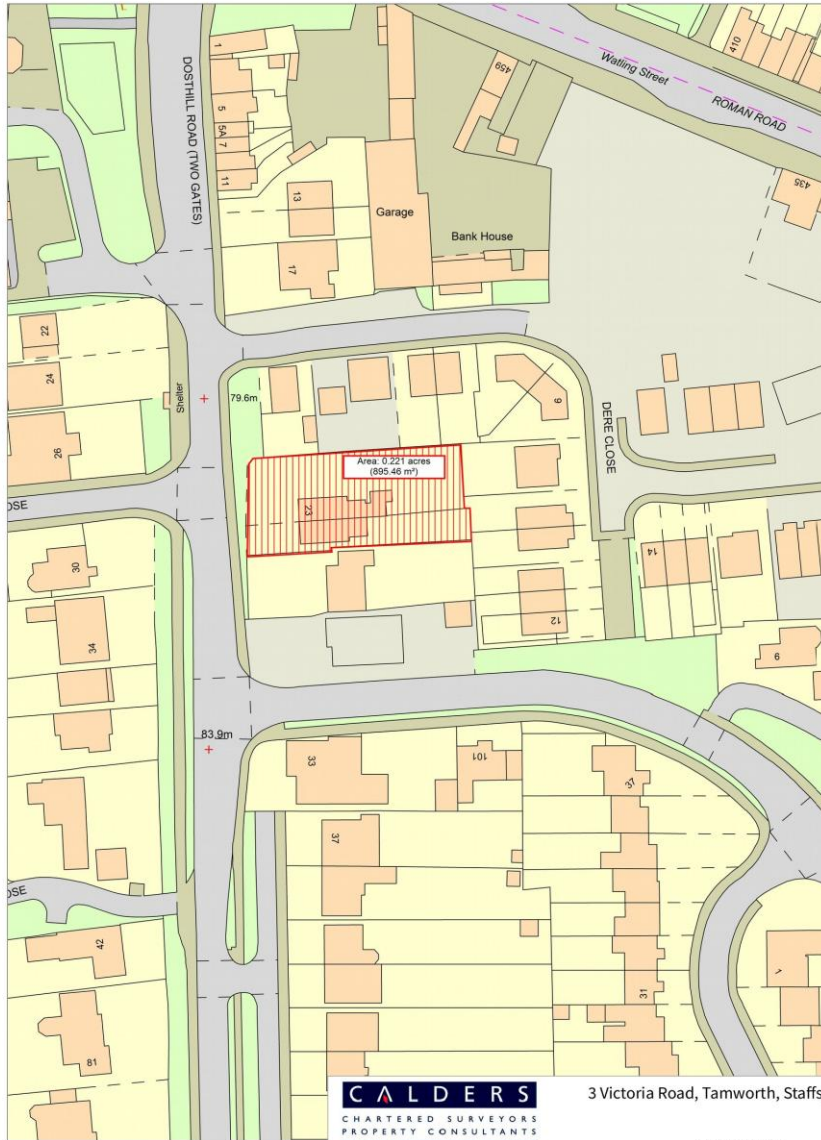
PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

A. Rev. 22 layout amended

Client	Healthview Medical Practice
Address	Deerhill Road, Datchet, Maidenhead, SL7 1HZ
Project no.	01872607 / 01793180
Date	November 2022
Scale	1:50 @ A1
Drawn by	746
Proposed Plans	04A



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Client: **Mr John Devlin**
Project: **23-25 Dosthill Road B77 1HZ**

Title: **Site plan**
Scale: 1:1250 @A4
Drawn By: rdc

Date: 28 Nov 2024
Drawing No:



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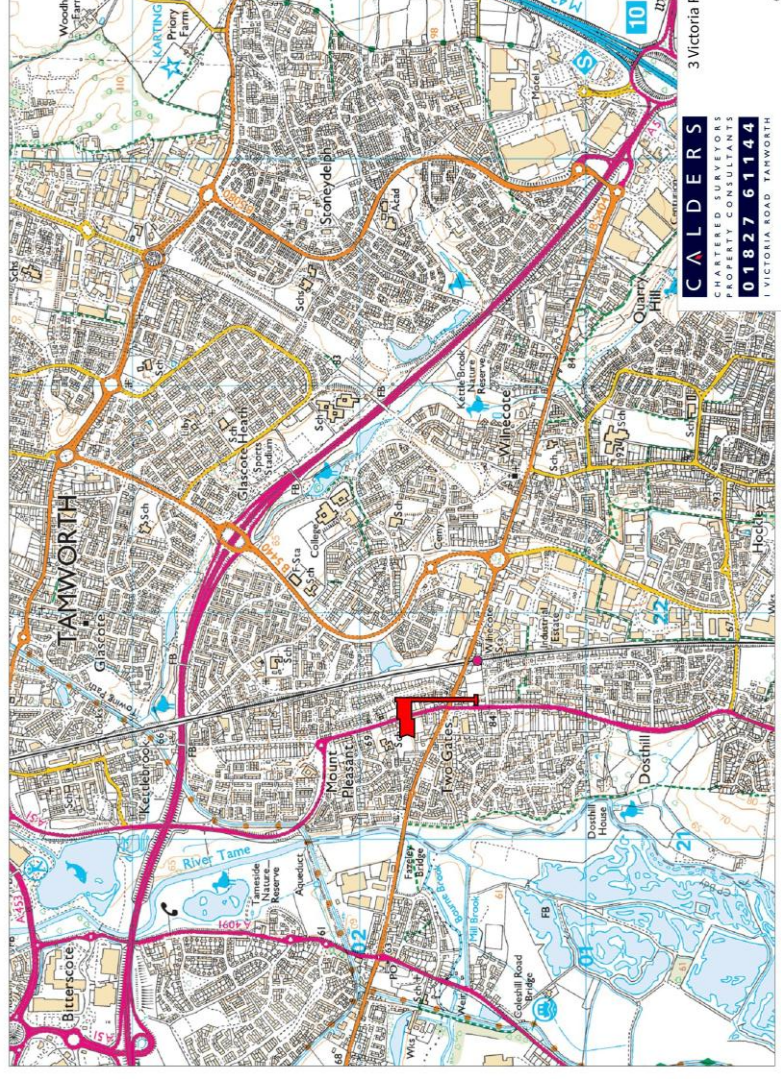
Title: **Location plan**

Scale: 1:5000 @A4

Date: 28 Nov 2024

Drawn By: rdc

Drawing No:



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1 VICTORIA ROAD, TAMWORTH

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Client: **Mr John Devlin**
Project: **23-25 Dosthill Road B77 1HZ**

Title: **Area Location plan**
Scale: 1:25000 @A4
Drawn By: rdc

Date: 28 Nov 2024
Drawing No: