For Sale

Tudor Grange House
Blossomfield Road
Solihull
B91 1SB

July 2016

• Unique prime re-use/redevelopment opportunity

• Site extends to approximately 5.27 acres (2.13 ha) gross

• Grade II* Listed Tudor Grange House with adjoining stable block, walled gardens and car parking facilities

• Existing accommodation extends to approximately 21,970 sq ft (2,041 sq m)

• Suitable for a number of alternative uses (STPP)

• Unconditional/Conditional offers invited

• Informal tender deadline 12 noon on Friday 30 September 2016

08449 02 03 04
gva.co.uk/10017
Location/Situation
Tudor Grange House is located within Solihull College’s Blossomfield Campus, less than a mile from Solihull Town Centre. The property is accessed via a private driveway off Blossomfield Road (A4102). This driveway is owned by and also serves Solihull College. Blossomfield Road provides direct access to Solihull Town Centre to the north east and Shirley to the south west.

Junction 4 of the M42 can be accessed via the Stratford Road and is 3.5 miles to the west of the site. Junction 5 is accessed via the A412, 7 miles to the east.

The site is surrounded by the College’s Blossomfield Campus to the east and the north east, Alderbrook School to the south west and Tudor Grange Park to the south of the property.

Description
The property is situated within mixed surroundings, with established housing to the north of Blossomfield Road, Alderbrook Secondary School to the west, Solihull College Campus to the east, and Tudor Grange Park to the south. The property can be divided into four parcels:

Parcel 1 – Grade II* Listed Tudor Grange House which comprises a large suburban house built in 1887. The property is set within approximately 2.6 acres (1.05 ha) gross, and includes a large coach house, walled garden and lawns. Tudor Grange House is a two storey property with a GIA of approximately 21,970 sq ft (2,041 sq m) gross. The house and grounds has been used by Solihull College for a number of years, but due to the relocation of facilities, the College is vacating the property.

Parcel 2 – is an area of lawn and trees to the north of Tudor Grange House. This area of land fronts onto Blossomfield Road and extends to approximately 0.68 acres (0.28 ha) gross.

Parcel 3A and 3B – is an area of car parking to the west of Tudor Grange House. The car park extends to approximately 1.83 acres (0.74 ha) gross. It has a tarmacadam surface and approximately 150 car parking spaces.

Parcel 4 – is the former caretakers house, which comprises a detached 3 bedroom house set within an area of approximately 0.16 acres (0.06 ha) gross.

The combined disposal area therefore extends to approximately 2.13 ha (5.27 acres) gross. Numerous mature/specimen trees are present which are believed to be protected by a Tree Preservation Order (TPO).

A full accommodation schedule is included within the Sales Information Pack.

Tenure
The site area delineated in red within these Sales Particulars is owned freehold by Solihull College. The College is considering a sale via a freehold or long leasehold interest.

Planning
The site falls under the planning jurisdiction of Solihull Metropolitan Borough Council. The current use of the land and property falls within Class D1 (Non-Residential Institutions). As a consequence, it would not be necessary for prospective purchasers to obtain planning permission for alternative uses falling within this class.

The site comprises previously developed land in a location that is accessible to jobs, services and facilities. It is therefore considered that the site has significant development potential for a range of alternative uses, subject to all necessary consents.

To assist purchasers in their consideration of the site’s development we have included a Planning Position Statement, prepared by Bilfinger GVA, and a Heritage Assessment prepared, by Asset Heritage Consultants, within the Sales Information Pack. Opportunities for synergy between the College and any proposed re-use/re-development should be explored and highlighted.

It is the College’s intention that any proposed use of the property will be sympathetic and compatible to the College’s continued operation as an adjoining land owner.

Any proposed use will need to have synergies with the College’s continued occupation of the Blossomfield Campus; an example of which could include, but aren’t limited to; The College being given continued access to use of the gardens for Horticultural training; The purchaser being given access to the College’s facilities, which could include the gym and/or hair and beauty salon, etc.

Parties must satisfy themselves in respect of all planning matters associated with the potential re-use of redevelopment of the site. Enquiries should be directed to either Solihull Metropolitan Borough Council Planning Department or Robert Gardner at Bilfinger GVA telephone 0121 609 8232 or email Robert.gardner@gva.co.uk.

Services
We understand that the property is self-contained in terms of services. However, interested parties should rely on their own enquiries with the relevant statutory undertakers.
Sales Information Pack
A Sales Information Pack has been prepared which includes detailed information of the site and is available as a CD on request.

Method of Sale
The site is being marketed for sale by informal tender, with a tender deadline of 12 noon on Friday 30 September 2016.

Offers are being sought on a conditional and unconditional basis. Parties can provide offers on any or all of the following bases:

1) Sale of the Grade II* Listed Tudor Grange House with all land including the car parking and caretakers house (Parcels 1, 2, 3 & 4);

2) Sale of the Grade II* Listed Tudor Grange House with an element of the car parking (parcels 1 & 2, including both parcels 3A and 3B or an element of these parcels);

3) Sale of the Grade II* Listed Tudor Grange House in isolation with the garden (Parcels 1 & 2).

Parties should clearly state the individual offers applicable to each parcel.

Parties should clearly demonstrate their expertise in taking on a project of this type and sensitivity.

All bids will be considered in line with an agreed Decision Matrix, a copy of which is available in the Information Pack. Any bids that do not comply with this Matrix are likely to be rejected without consideration.

All bids should be sent in writing to the Vendor, for the attention of the Clerk to the Corporation, Main Reception, Solihull College, Blossomfield Campus, Blossomfield Road, Solihull B91 1SB by 1pm Friday 30 September 2016.

Parties may be invited to interview which would take place during the week commencing 17 October 2016. The Vendor reserved the right not to accept the highest or any offer received.

Viewing Arrangements
It is intended that a number of viewing days will be arranged. Parties should contact Bilfinger GVA directly to make arrangements.

For further information, please contact:

James Gibson
T: 0121 609 8522
E: james.gibson@gva.co.uk

Subject to Contract