

# FLEXIBLE COMMUNITY SPACE With Two One-Bedroom Apartments Over Development Potential Subject to Planning

Rainbow Community Centre, Bilston, WV14 8SX - Guide Price Offers in excess of £325,000



# Flexible Community Space with Two One-Bedroom Apartments over

Rainbow Community Centre, Bilston, WV14 8SX

## For Sale By Informal Tender – Development Potential (Subject to Planning)

A unique opportunity to acquire this mixed-use asset with community space on the ground floor and residential apartments over. The Property is considered suitable for community uses, play groups, children's nursery, medical, retail and religious groups subject to planning. The Property also has residential development potential subject to planning.

### LOCATION

The Property is situated between Bilston and Coseley, some 3.5 miles southeast of Wolverhampton City Centre and 3.2 miles north of Dudley on a predominately residential street with retail opposite. The Property is conveniently placed for local transport links; the 229 bus route stops on Rainbow Street and provides direct access to Bilston and Dudley. The Property is also conveniently placed for Coseley train station and the West Midlands Metro line at Loxdale and Bradley Lane, with services to Wolverhampton and Birmingham.

Vehicular access is from Rainbow Street which is situated to the south of the A463 Black Country Route and East of A4123 Birmingham New Road, two of the main arterial routes across the Black Country providing connections to the M6 at J10 and the M5 at J2 respectively.

### DESCRIPTION

The Property is a two-storey detached building of cavity wall construction, partially rendered elevation, UPVC rainwater goods, UPVC windows, two single storey side extensions all under clay tiled pitched roof and car parking to the front. Internally the Property comprises community space on the ground floor with two, one-bedroom residential apartments over and cellar / basement below. Internally the ground floor is arranged as a series of individual rooms off a central corridor. The accommodation includes two community halls, Kitchen, ample storage and WC facilities.

The fixtures and fittings within the community centre will be included as part of this transaction, sold as seen. The first floor apartments have a separate access from the rear. Both apartments comprise one bedroom, reception room, kitchen and bathroom. Flat 53 has a separate WC and flat 51 has additional storage.



### GUIDE PRICE

Offers in excess of £325,000.

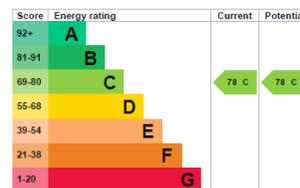
### PLANNING

The Property falls within the planning jurisdiction of Dudley Metropolitan Borough Council where planning decisions are governed by the Black Country Core Strategy. The Property is within a mineral safeguarding area (BCCS Policy MIN1) but there are no pertinent spatial planning policies relating to the Property.

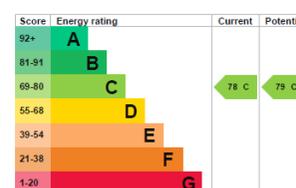
We understand that the ground floor has the benefit of an F2 planning use and flat 53 has a C3 residential designation. We have been advised by our client that flat 51 did not obtain a change of use planning permission when it was converted to an apartment and therefore is currently categorised as Class E, albeit is considered to have an established residential use. Prospective purchasers are to satisfy themselves to this regard.

### ENERGY PERFORMANCE CERTIFICATES

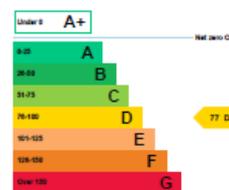
#### Flat 51 Energy Rating C



#### Flat 53 Energy Rating C



#### Ground floor



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

## SCHEDULE OF ACCOMODATION

comprises the following accommodation:

Unit	Standard	(Sq. M)	(Sq. ft)
Hall One	NIA	54.21	583
Hall Two	NIA	31.80	342
Usable 'boiler room'	NIA	6.44	69
Kitchen	NIA	13.71	148
Storage One	NIA	3.30	36
Storage Two	NIA	2.85	31
Storage Three	NIA	3.17	34
Community Centre Total	NIA	115.47	1,243
Community Centre Total	GIA	186.52	2,008
Flat 53	NSA	73.78	794
Flat 51	NSA	45.69	492
Residential Total	GIA	144.56	1,556
Total	GIA	331.08	3,564

This area is approximate only and cannot be relied upon by prospective purchasers

The property also has a basement / cellar.



## METHOD OF SALE

The Bromford Group are seeking unconditional offers in excess of £325,000 for a freehold interest by way of Private Treaty. Offers are to be submitted by email to [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk) before 17:00 on Friday 20 October 2023 using the standard bid proforma which is available within the Data Room. The vendor is under no obligation to accept the highest, best or any bid and reserves the right to request 'Best and Final offers' by way of an informal tender.

## OVERAGE / UPLIFT

The vendor reserves the right to an overage / uplift should the Property be sold on with the benefit of a planning permission for a higher value use.



## TENURE

Freehold with vacant possession throughout.

## SERVICES

All mains services are understood to be connected. Potential purchasers must make their own enquiries to this regard.

## VAT

We understand the Property is not elected for VAT.

## FURTHER INFORMATION

Further information is available in the data room. For access please email either [Julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk) or [James.carey@brutonknowles.co.uk](mailto:James.carey@brutonknowles.co.uk)

## VIEWING

Viewings will be available on pre-arranged viewing days. Viewings are strictly by appointment with Bruton Knowles only. To arrange a viewing please contact the Birmingham office of Bruton Knowles on 0121 200 1100 or [Julie.mills@brutonknowles.co.uk](mailto:Julie.mills@brutonknowles.co.uk)

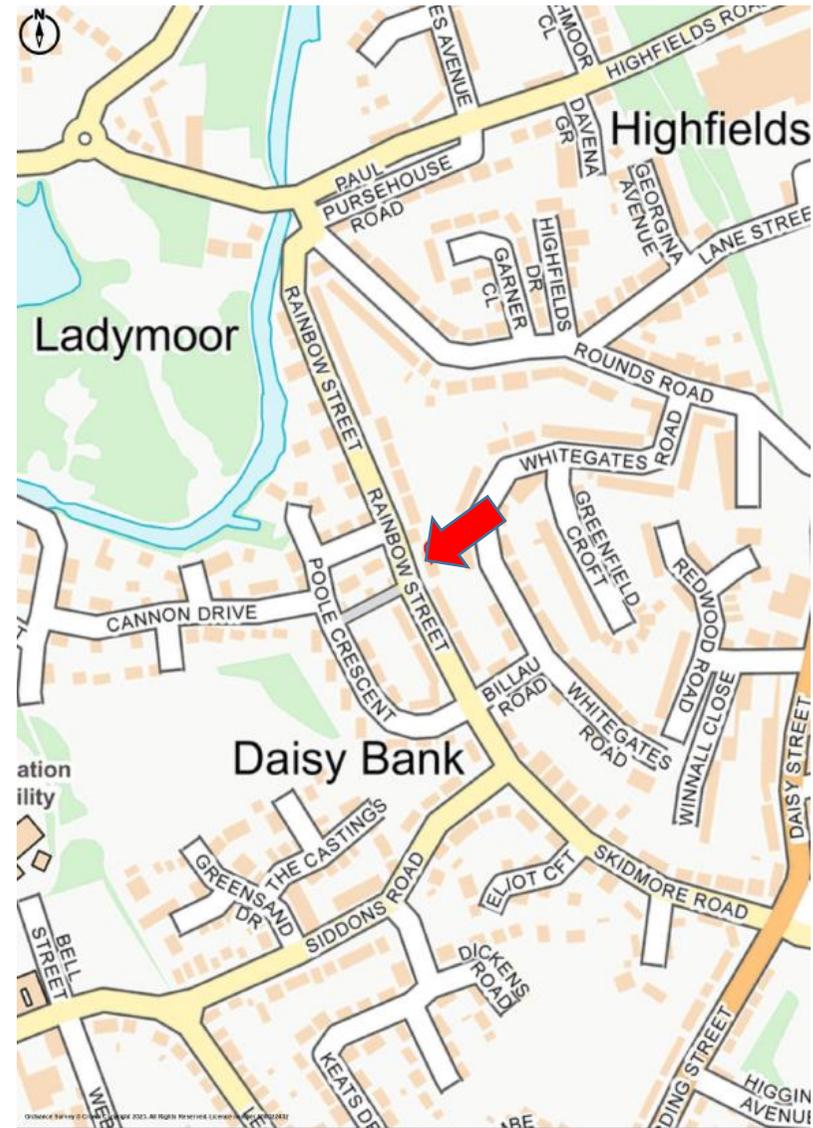


SUBJECT TO CONTRACT – SEPTEMBER 2023



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**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.