



PARK MOUNT

AT EDGBASTON GOLF CLUB

259 BRISTOL ROAD, EDGBASTON,
BIRMINGHAM, B5 7SR



CALTHORPE
ESTATES

ON BEHALF OF THE CALTHORPE ESTATE, SAVILLS AND FLEURETS
ARE DELIGHTED TO PRESENT TO THE MARKET THIS UNIQUE
LEASEHOLD OPPORTUNITY SET WITHIN EDGBASTON GOLF CLUB



LARGE GEORGIAN PROPERTY SUITABLE FOR A VARIETY OF USES

(SUBJECT TO PLANNING PERMISSION)

GRADE II LISTED BUILDING WITH PERIOD FEATURES AND REAL POTENTIAL



SET WITHIN CIRCA.1.63 ACRES OF MATURE PRIVATE GROUNDS



DESCRIPTION AND OPPORTUNITY

Park Mount provides a unique opportunity to occupy a characterful self-contained, Grade II Listed Georgian property situated within the grounds of Egbaston Golf Club on the Calthorpe Estate. The property dates back to the late 1820's and was a private family residence from 1972 until 2017, when it was acquired by Calthorpe Estates.

The property in its current form comprises a 7 bedroom residential dwelling set within circa. 1.63 acres (0.66 hectares) of mature gardens, with the property comprising a basement, ground, first and second floors as well as an array of outbuildings including a self-contained two storey coach house/annexe.

Calthorpe Estate is now seeking to secure an occupier for a suitable alternative use (subject to planning permission) who will re-instate the property to a specification fitting of its prestigious character and location.

ARTIST'S IMPRESSIONS OF INTERIOR POTENTIAL





LOCATION AND CONNECTIVITY

Park Mount is bound by the 140 acre Edgbaston Golf Club which in turn is located within the prestigious Calthorpe Estate, situated approximately 5.1 km (3.2 miles) south west of Birmingham City Centre, resulting in a secluded rural feel whilst being in close proximity to the facilities of the UK's second city, and the surrounding world-class leisure and lifestyle amenities.

The property is accessed off the northbound carriageway of the A38 Bristol Road from the south west, with the subsequent approach to the property consisting of an extensive circa. 170 metre (565 ft) driveway that crosses the 4th fairway of Edgbaston Golf Course, further adding to the unique and exclusive nature of the opportunity.

Renowned nearby facilities include Edgbaston Cricket Ground to the east, The Edgbaston Priory Tennis Club to the north, University of Birmingham to the southwest, Edgbaston Village and the Botanical Gardens to the northwest.

In terms of transport connectivity, the property is situated 2.7 km (1.7 miles) from University railway station to the southwest. Birmingham New Street railway station is located circa 4 km (2.5 miles) to the north, which provides frequent services from London Euston, Glasgow Central and Edinburgh Waverley via the West Coast line as well as regular local services.

Junction 6 of the M6 is located circa 8.8 km (5.5 miles) to the north and Junction 2 of the M42 is situated 13.2 km (8.2 miles) to the south, with both motorway junctions offering further access to the wider UK motorway network in their prevailing directions.

Less than a mile from Birmingham city centre, Edgbaston has excellent transport links through rail, road, air and the new Metro tram extension (opening end 2021). With the arrival of HS2 train line, Birmingham will be just 49 minutes away from London.

	APPROX. DISTANCE
Edgbaston Cricket Ground	0.5 miles (0.80 km)
Edgbaston Priory Club	0.7 miles (1.13 km)
Birmingham Botanical Gardens	1.7 miles (2.74 km)
Edgbaston Village	1.7 miles (2.74 km)
Birmingham New Street Station & Grand Central	1.9 miles (3.06 km)
Brindley Place	2.3 miles (3.70 km)
Jewellery Quarter	2.8 miles (4.51 km)



EDGBASTON VILLAGE



BIRMINGHAM BOTANICAL GARDENS



EDGBASTON CRICKET GROUND



BIRMINGHAM LIBRARY

ACCOMMODATION

MAIN BUILDING

GROUND FLOOR

The entrance is via solid wood double doors into an enclosed porch with a glazed inner front door leading into the reception hall.

Radiating off the reception hall are three reception rooms including the study, with a interconnecting living room and drawing room are interconnecting.

FIRST FLOOR

The first floor accommodation is set around a large 'L' shaped landing leading into five bedrooms all double in size and enjoy excellent views over the grounds.

The 'service quarters' comprised of two rooms is accessed via a doorway next to the family bathroom.

SECOND FLOOR

The second floor accommodation is accessed via a door off the main landing with a staircase leading to a small landing and three further bedrooms.

CELLAR FLOOR

The extensive cellars are accessed from the reception hall comprising four main chambers plus two further smaller chambers, with a number of the basement chambers benefiting from natural light.

In total the main building extends to approximately 7,500 sq ft (697 sq m).

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THE COACH HOUSE

The Coach House is set within the courtyard and includes a large garage which is accessed from the driveway area. Behind the garage is the former stable which now serves as a store, accessed separately via the courtyard. The living accommodation sits behind the storage/garage and comprises a ground floor living room, kitchen, bathroom and utility area and two first floor double bedrooms. The Coach House accommodation extends to approx. 1,720 sq ft (160 sq m).

EXTERNAL

We have measured the total area of the plot for Park Mount to be in the order of approximately 1.63 acres (0.66 hectares).

The mature grounds to the rear of the property are largely walled and are divided into several parts, including an orchard, which has the potential to provide for further car parking (subject to planning permission). Current car parking capacity (dependent on configuration) reflects between 6 - 10 cars.

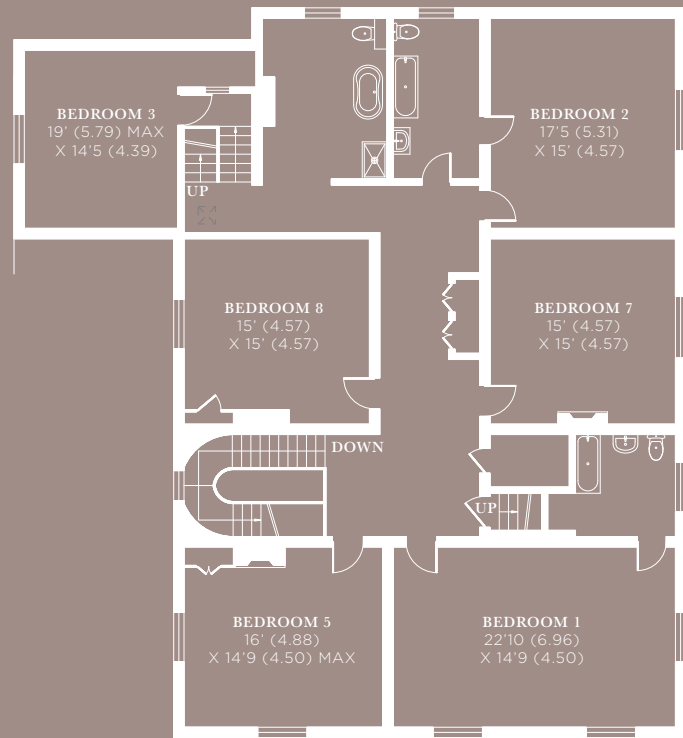


BOUNDARY LINE FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE.

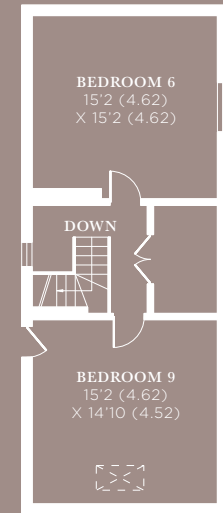


ARTIST'S IMPRESSION OF THE GARDEN AREA

FLOOR PLANS



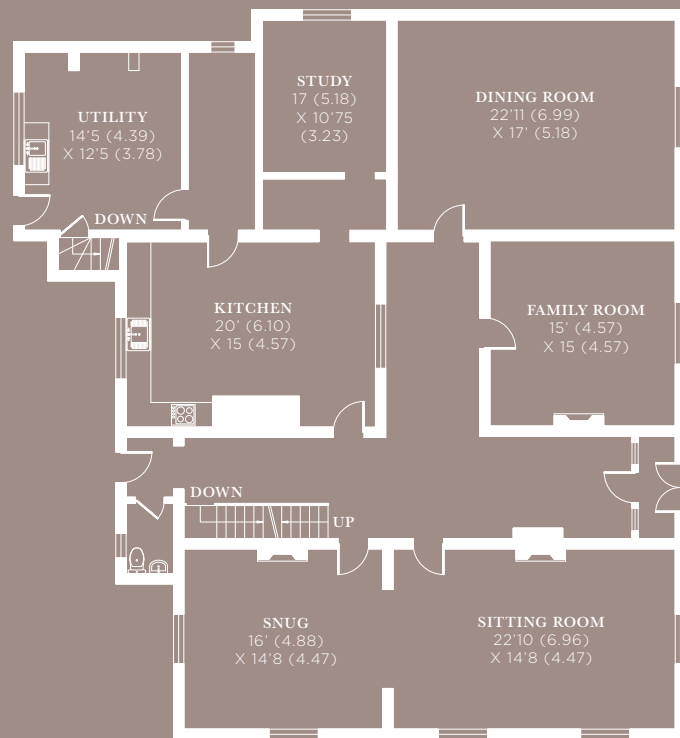
FIRST FLOOR 2,449 SQ FT (228 SQ M)



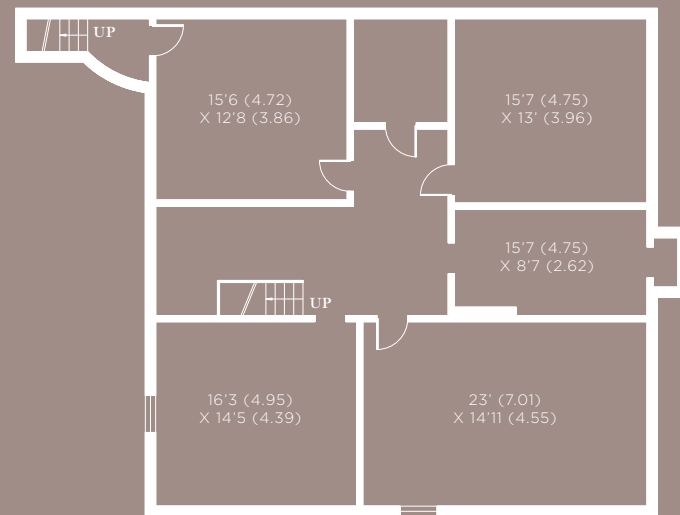
SECOND FLOOR (1)
593 SQ FT (55 SQ M)



SECOND FLOOR (2)
266 SQ FT (25 SQ M)



GROUND FLOOR 2,596 SQ FT (241 SQ M)



CELLAR FLOOR 1,614 SQ FT (150 SQ M)

THE FLOOR PLAN IS FOR INDICATIVE PURPOSES ONLY AND ARE NOT TO SCALE. MEASUREMENTS ARE APPROXIMATE ONLY. PLEASE CHECK ALL INFORMATION BEFORE MAKING ANY DECISIONS. FLOOR PLANS PRODUCED BY NICHECOM.

TENURE

The property is available on a leasehold basis, see below for details.

LEASE TERMS

The Calthorpe Estate is seeking to lease the property on terms to be agreed, with their preference being to secure an occupier for a period of up to 25 years.

SERVICES

We understand services and utilities are available to the property. It is recommended that all interested parties investigate the availability and capacity of services to their own satisfaction.

COUNCIL TAX AND BUSINESS RATES

The property is under the jurisdiction of Birmingham City Council and falls under domestic accommodation Council Tax Band - H (Ref: 344775). Business rates are not currently applicable, however any future rates liabilities will be the responsibility of the tenant.

VAT

Any rents quoted or discussed are exclusive of VAT.

EPC

The property has an EPC rating of F. A copy of the EPC is available on request.

INFORMATION PACK

An information pack is available on request. Documents provided as part of the pack are for information purposes only and will not be provided with reliance.

PLANNING

The property is currently a vacant residential dwelling under Use Class C3. Our client will consider offers on the basis of an alternative use, providing that it is in keeping with the nature of the property.

The property is Grade II Listed (Historic England Ref: 1343338) and is situated within Edgbaston Conservation Area, therefore any external and internal alterations will need to take these into consideration.

In March 2021, a pre-application meeting was held with Birmingham City Council (BCC) to discuss potential suitable alternative uses for the site. Subject to addressing a range of technical matters, BCC consider that Class C3 (single dwelling or self contained flats), C2 (specialist accommodation) and C1 (hotel) uses could be suitable on the site. If alternative uses of pursued (e.g. Class E), then additional evidence will be required to justify the suitability of the use.

A copy of the pre-application response is available on request via the Information pack.



VIEWINGS

Viewings to be arranged strictly by appointment via joint agents Savills and Fleurets, see back cover for contact details.

VIRTUAL TOUR

<https://my.matterport.com/show/?m=Y85Xn3gYqU2>

DRONE FOOTAGE

<https://wms.nichecom.co.uk/generate/downloads/6Q61b9183e3cc/photos/1390963>



CONTACT

To request the information pack or arrange a viewing please contact Savills and Fleurets on the following:

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