

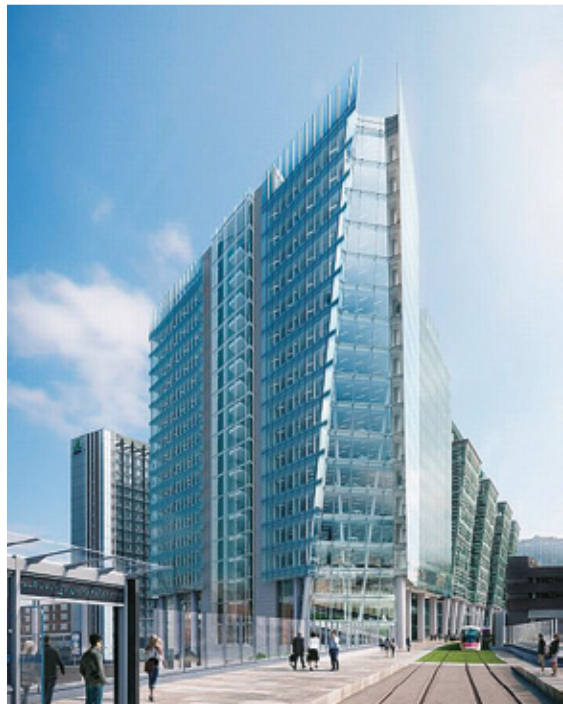


Birmingham

Sites Prospectus

A great city to succeed in







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Foreword

We have an ambitious agenda for Birmingham, which will see the city's population grow by 150,000 over the next 15 years, with 100,000 new jobs created and over £4 billion of infrastructure delivered.

Our vision is to create a city of inclusive growth where every child, citizen and place matters.

As the largest local authority in the country – with the biggest property portfolio – we have the opportunity to utilise the council's property and land assets in a strategic way to deliver our priorities.

By launching the Birmingham Sites Prospectus, we are taking a long-term strategic approach to how we utilise our unique asset base, ensuring we maximise commercial and social returns by re-aligning the city council's property to act as a catalyst for development and underpin the social fabric of communities across the city.

We are delighted to launch the Birmingham Sites Prospectus as the next stage to realising our ambitions for Birmingham and to support the citizens of this great city.

Ian Ward, Leader of the Council

Waheed Nazir, Corporate
Director, Economy





Birmingham has one of the UK's largest economies, a fast-growing population, and a strong pipeline of new development. Bars and restaurants are popping up, while recent regeneration is underpinning a bright outlook for one of the UK's great cities.

The prospectus has been produced to provide developers and investors with available land and property to unlock growth.

Within the document, there are nine sites which are listed geographically according to the following categories:

- **Six City Centre**
- **Three East**

For each site, the prospectus details the following:

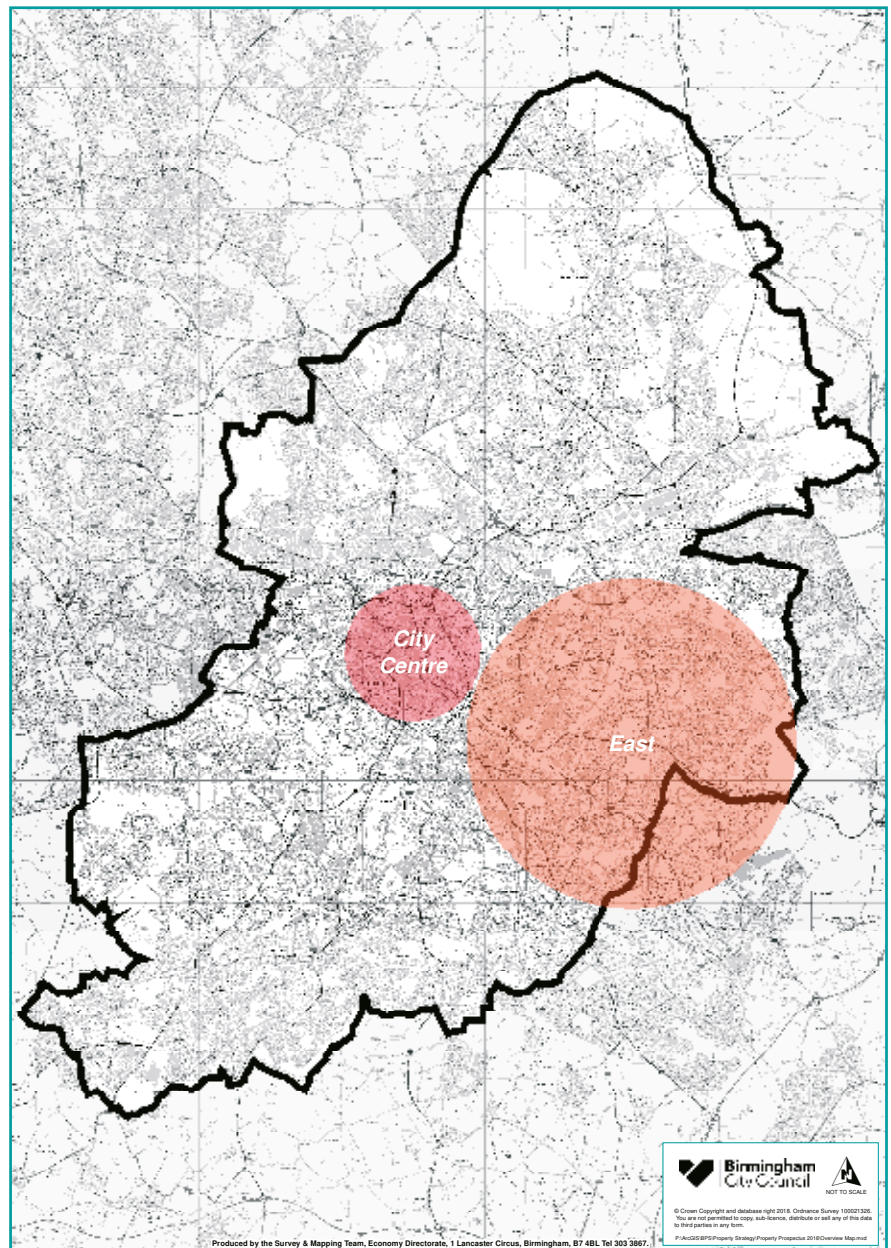
Property position

Planning status

Planning and design guidance

By providing planning and design guidance the council has set out the principles for the development of each site. With this knowledge, prospective bidders will be able to identify at an early stage whether their proposals are likely to be acceptable in principle.

This document should not prejudice any formal decisions that the city council as the local planning authority may have on planning applications.





Context

Accounting for a third of Birmingham's economic output, supporting over 150,000 jobs, attracting more than £2 billion of shopping expenditure every year and home to over 30,000 people, the city centre is central to Birmingham's future growth agenda and continuing success in promoting itself as an international city.

Covering 800 ha the city centre is positioned as the hub of the city providing local, regional and national transport access, nationally significant visitor attractions, and major economic assets.

In order to strengthen the role of the city on a national and international basis the council has placed an emphasis on delivering

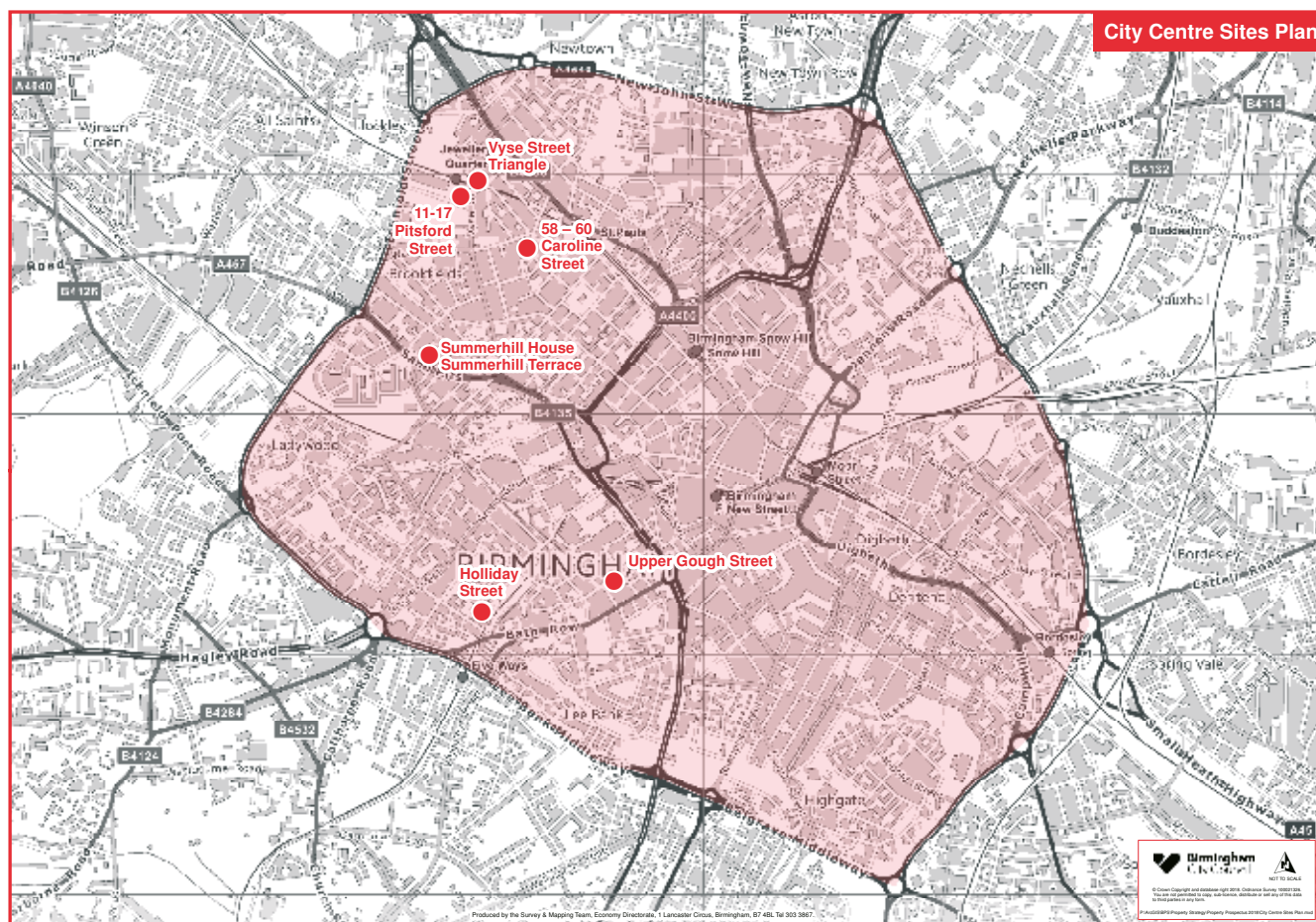
major new investment in retail and office provision. Alongside its important economic and visitor role, the city centre is home to a growing residential population which will continue to expand in the future. This will happen in the context of the council's wider aspiration of providing a high quality environment and delivering a diverse mix of uses vital to a vibrant centre.

Together with the council's plans for the HS2 terminus at Curzon Street the outlook for development and regeneration in the city centre is exciting.

The introduction of HS2 will reduce travel times to London to around 40 minutes, effectively placing the city on zone 4 of the underground. However, it is not just about

connectivity and journey times: the station will be at the centre of a huge growth and regeneration opportunity.

HS2 is the catalyst for a major expansion of the city centre, extending it eastwards, providing new residential neighbourhoods and places to work. The council's Masterplan for the city centre terminus at Curzon Street is a 25-year vision for what will be one of the biggest urban regeneration schemes in Britain, transforming over 140 hectares of the city centre, creating 600,000 sq m of new business space, 4,000 new homes as well as providing 14,000 new jobs, and generating £1.3 billion in economic uplift. A public sector investment programme of £724m will fund local infrastructure and unlock development around





the terminus, and in emerging growth areas like Digbeth.

Over the next 15 years, the city centre will experience an unprecedented period of change fuelled by major investment. This transformation will be focussed on the following areas:

Westside – the expansion of the central business district through the Paradise and Arena Central developments will see the continued growth of one of the UK's largest centres for the business, professional and financial services.

Southern Gateway – this major regeneration area – covering 80 ha of the city centre – will see the delivery of new mixed-use schemes and the creation of new residential communities. The centrepiece for this area will be the Birmingham Smithfield scheme, a 17 ha redevelopment destination.

Snow Hill District – a major hub for the business, professional and financial services, the district will see a range of development schemes that will expand the central business district, transforming Snow Hill Station and creating a new residential offer.

Curzon – centred on the new city centre High Speed 2 (HS2) terminus/station, the Curzon area will see significant regeneration creating a new economic focal point that strengthens and diversifies the city's economy. The new HS2 rail link, initially between Birmingham and London, will deliver 21st Century rail connections when it opens in 2026.



58 – 60 Caroline Street



Caroline Street is a thriving street within Birmingham's Jewellery Quarter, which features a mix of commercial and residential uses. It forms an important connection between St Paul's Square and the Golden Square – at the heart of the Quarter.

The site is currently occupied by a vacant surface car park and two attractive historic buildings, containing workshops.

Size of site

0.13 ha (0.32 acres).

Property status

The property currently provides a suite of small workshops linked to the jewellery industry and associated car parking.

The existing units are currently let on a variety of short business tenancies producing a current rental income of £43,830 per annum.

Tenure

The property is to be offered freehold subject to all existing tenancies.

Services

All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

Planning status

There are no extant consents for the site. There is an expired planning consent for a four-storey office building for B1 and A2 uses (2008/01961/PA). Part of the site has recently been refused consent for surface car parking (2016/10085/PA). The site is within the Community Infrastructure Levy high value residential area. Residential space will require a Community Infrastructure Levy (CIL) payment.

Planning and design advice

The site is within the Jewellery Quarter Conservation Area. 58-59 and 60 Caroline Street are Grade II listed buildings. Careful regard will need to be paid to the historic environment when designing any new development. The adjacent Heritage Court building should not be used as a design reference.

Existing buildings should be retained and enhanced through sensitive refurbishment works. New additions to these existing buildings are unlikely to be acceptable.

The vacant site offers potential for new building development, designed to acknowledge and enhance its historic surroundings. Proposals should repair the urban grain of Caroline Street, and introduce activity and over-looking

of the street. Heights should reflect the character of the surrounding historic buildings, not exceeding four storeys or leave height of the existing three storey building.

The rear of the site offers the potential for a subservient shopping wing, a maximum of two storeys in height.

The buildings should be used for commercial uses. Residential uses will be acceptable only as part of a mixed use scheme which makes a significant positive contribution to the character of the Conservation Area.

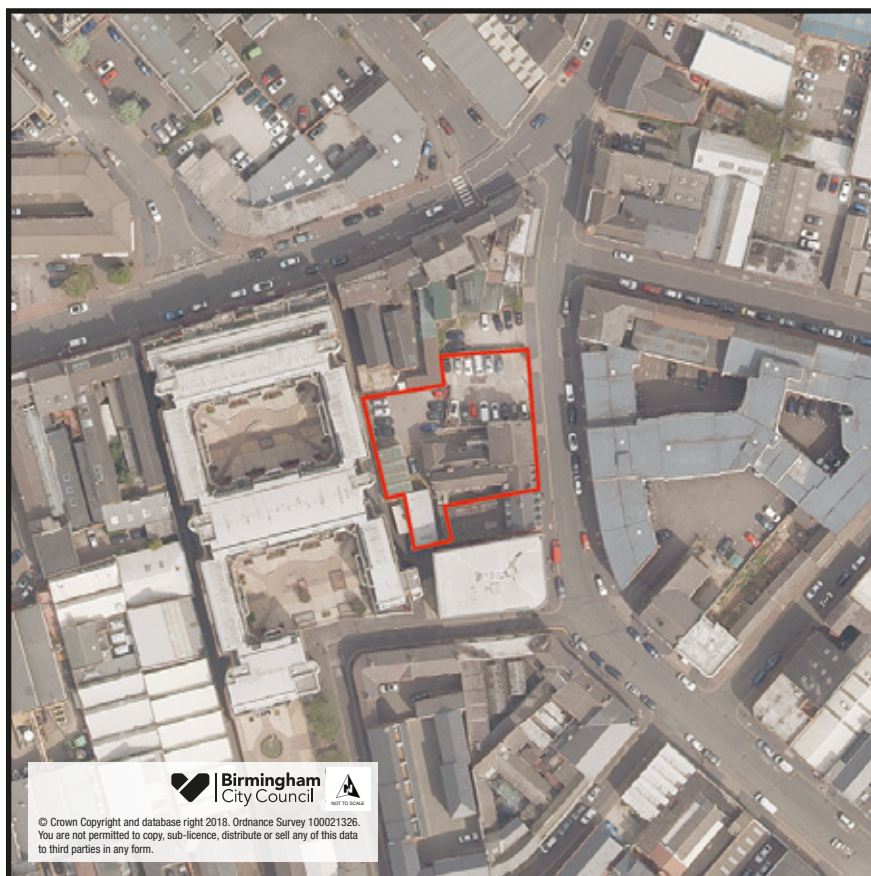
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Situated in a prime location within the city's historic Jewellery Quarter, the site provides an excellent office and workspace refurbishment opportunity. Fronting on to Pitsford Street, adjacent to the historic Warstone Lane Cemetery in Birmingham's Jewellery Quarter and Golden Square, the site benefits from excellent transport links with close proximity (within 150m) of the Jewellery Quarter train and Midland Metro stations. The surrounding area features an attractive collection of historic buildings in uses including jewellery making and retail.

The site itself comprises historic buildings featuring high quality three-storey frontage buildings onto Pitsford Street with 'shopping' wings to the rear overlooking two internal courtyards.

Size of site

0.2 ha (0.49 acres).

Property status

The property comprises a total of four retail units and 19 workshops, predominantly let on short-term business tenancies, producing an annual rental income of £49,700 (approx.).

The property is considered an attractive investment opportunity with potential scope for future redevelopment subject to all necessary planning consents.

Tenure

The property is being offered on the basis of a 250-year leasehold disposal –subject to all existing tenancies.

Planning status

There are no extant planning consents for the site. The adjacent site (occupied by a large commercial building) has recently secured consent for a mixed-use development featuring a new access into the Jewellery Quarter Station (2017/10934/PA).

Planning and design advice

This site offers the opportunity for the refurbishment and re-use of the historic buildings to provide distinctive and characterful workspace and offices, set around multi-purpose courtyard spaces. The surrounding area has strong historic character, falling within the Golden Triangle character area of the Jewellery Quarter Conservation Area. The buildings fronting Vyse Street, which back onto the site (Nos. 12-23), are listed at Grade II, and Warstone Lane Cemetery is a Registered Historic Park & Garden.

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Vyse St Triangle



The site is a triangular block of distinctive historic buildings between Spencer Street, Vyse Street and Hockley Street within the main shopping area of Birmingham's Jewellery Quarter. The buildings are predominantly two to three storeys in height. The Triangle is close to the Golden Square and, being adjacent to the Jewellery Quarter train and Midland Metro station, benefits from excellent transport links.

Size of site

0.27 ha (0.66 acres)

Property status

The property consists of a block of distinctive historic buildings on an island site bounded by Vyse Street, Spencer Street and Hockley Street. The block comprises a total of 51 units, let on a mix of short- and long-term commercial leases, producing an annual rental income of £151,000.

Tenure

The property is being offered on the basis of a 250-year leasehold disposal, subject to all existing tenancies.

Services

All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

Planning status

There is no extant planning consent for the site.

Planning and design advice

The site is within the Jewellery Quarter Conservation Area. Many buildings within the site are Listed, including Nos. 85, 87-88, 90-94 Vyse Street, 28 Hockley Street and 94-102 Spencer Street.

The block as a whole adds considerably to the character of the surrounding area and any development should focus on the re-use of the historic fabric. Development should look to refurbish and convert the existing buildings and retain some or all of the commercial use. Modernisation would need to be sympathetic so as to enhance the historic character of both the building and wider block.

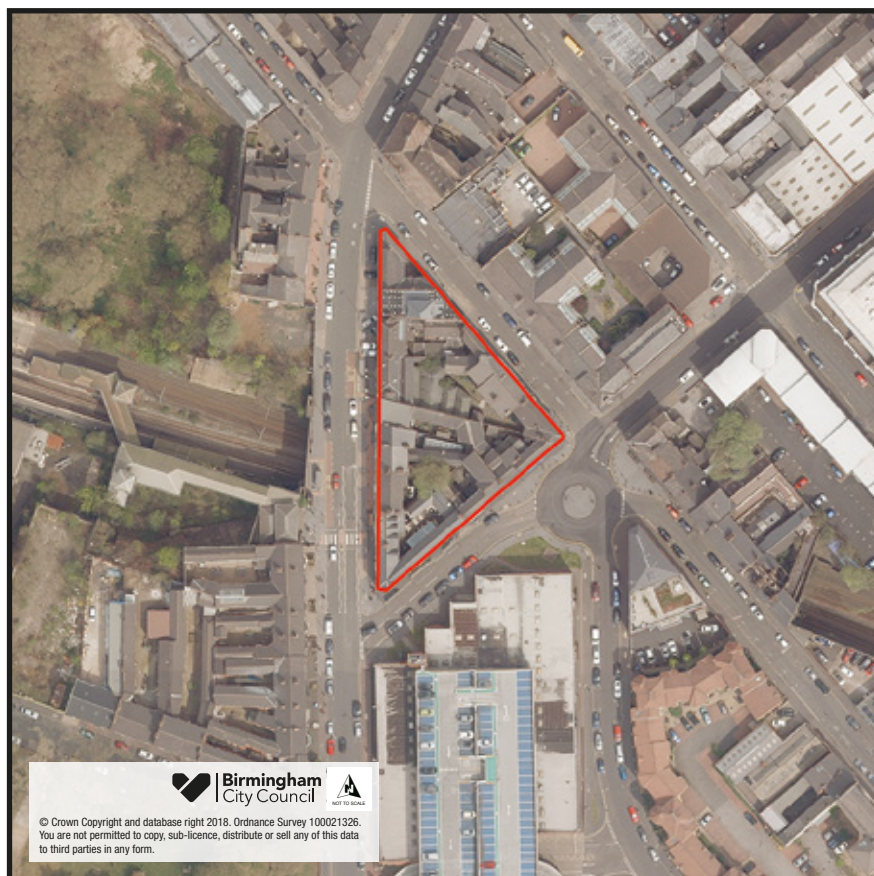
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This property is a surface car park near to the Mailbox, 350m from Birmingham New Street station, and a short walk away from Brindleyplace via the canal. The property is situated in a sought after residential location in the fast-evolving Bath Row residential quarter of the city centre.

Size of site

0.19 ha (0.47 acres)

Property status

The property comprises a surface car park at the junction of Upper Gough Street, Marshall Street and Chapmans Passage, off Holloway Head, within the city centre.

Tenure

The property is being offered on a new 250-year leasehold disposal. The property is offered with full vacant possession.

Services

All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

Planning status

No planning approvals are currently in place for the site. The site is within the Community Infrastructure Levy (CIL) high value residential area, so any residential floor space will require a Community Infrastructure Levy (CIL) payment. There is a Prior Approval application for the conversion of an adjacent building (Longsdale House) from Office to Residential uses under Permitted Development (2018/08081/PA). Another adjacent building (16 to 18 Marshall Street) has recently secured consent for change of

use to provide six apartments (2018/02257/PA).

Planning and design advice

The site offers excellent potential for redevelopment for residential use, with the ground floor having potential to support ancillary commercial uses. Comprehensive development of the wider block would be supported. The site contains a level change from Upper Gough Street to Chapman's Passage that must be successfully utilised by future development, ensuring both primary frontages are acknowledged and utilised, enhancing the street environments. Storey heights should not exceed four storeys at Upper Gough Street, utilising the level change to help achieve six storeys from street level at Chapmans Passage. Proposals will need to consider any adjacent right to light and/or privacy requirements.

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Summer Hill House, Summer Hill Terrace



This is a Victorian building of two to three storeys with car parking to the rear and an open area of amenity space. The location is on the edge of Birmingham's Jewellery Quarter and a short walk from both the Colmore Row office district, Brindley Place and the major new office developments at Paradise and Arena Central and with access to all of the amenities and public transport connections of the city centre. The property is set in a locality of mixed commercial and residential uses fronting Summer Hill Terrace.

Size of site

0.29 ha (0.71 acres)

Property Status

A vacant three storey building previously used as a 27-bed residential rehabilitation unit offering 2,800 sq m (30,138 sq ft) of gross external floor space.

Tenure

The property is being offered on a new 250-year lease at a peppercorn ground rent.

The property is offered with full vacant possession.

Services

All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

Planning status

No planning approvals are currently in place for the property. The property is within the Community Infrastructure Levy (CIL) high value residential area, so any residential floor space will require a Community Infrastructure Levy (CIL) payment.

Planning and design advice

Summer Hill House occupies a prime location within the much sought after Jewellery Quarter area of the city and provides a fantastic opportunity to create a high-quality residential scheme via the conversion of the existing historic buildings together with an appropriate new build element.

The property is situated within the Jewellery Quarter Conservation Area.

Whilst they are not statutorily listed, the existing buildings have historic significance and should be sensitively converted. Any new additions to the historic buildings

must not impact on the character and detailing of the building. Extensions or modification that impact on the existing roof scape will not be accepted.

The existing car park and rear garden offers the potential for a modern new build addition to the site. The height of the new building should not exceed four storeys.

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The Holliday Street site is a surface car park which backs onto the railway and Worcester to Birmingham Canal. It is in close proximity to Broad Street, which has been the centre for considerable regeneration and development activity in Birmingham, including the prime Grade A office Paradise Circus and Arena Central sites. The site is also near to Five Ways Station and, with plans to extend the City's Metro line through Broad St, benefits from excellent transport links.

Size of site

0.19 ha (0.46 acres).

Property status

The property comprises the site of a 77 space car park fronting Holliday Street within the City Centre.

The property is currently let on a short business tenancy producing a current rental income of £42,000 per annum.

Tenure

The property is being offered on a new 250-year lease at a peppercorn ground rent.

The property is offered subject to the existing tenancy.

Services

All main services are understood to be available within or adjacent to the site. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

Planning Status

No planning approvals are currently in place for the site.

The adjacent site (land at corner of Granville Street and Holliday Street), has planning consent (2015/00737/PA) for the erection of a six to seven storey residential building comprising 112 units (one and two bedroom residential units) with associated basement car parking and landscaping, and associated works. The site is within the Community Infrastructure Levy (CIL) high value residential area, so any residential floor space will require a Community Infrastructure Levy (CIL) payment.

Planning and design advice

The site offers the opportunity to further enhance the residential offer in the area with potential for the development of a new five-storey building comprising residential units.

Designs should effectively engage with Holliday Street, overlooking and introducing activity, and re-establishing a strong building line informed by the adjacent development.

Building heights should reflect the adjacent developments (under construction or permitted) and its role within this area of change. This should lead to a maximum of six storeys at the east of the site, stepping to a maximum of eight storeys at Communication Row. Consideration must also be given to the scale of the dwelling proposed at Communication Row / Holliday Street adjacent to the site.

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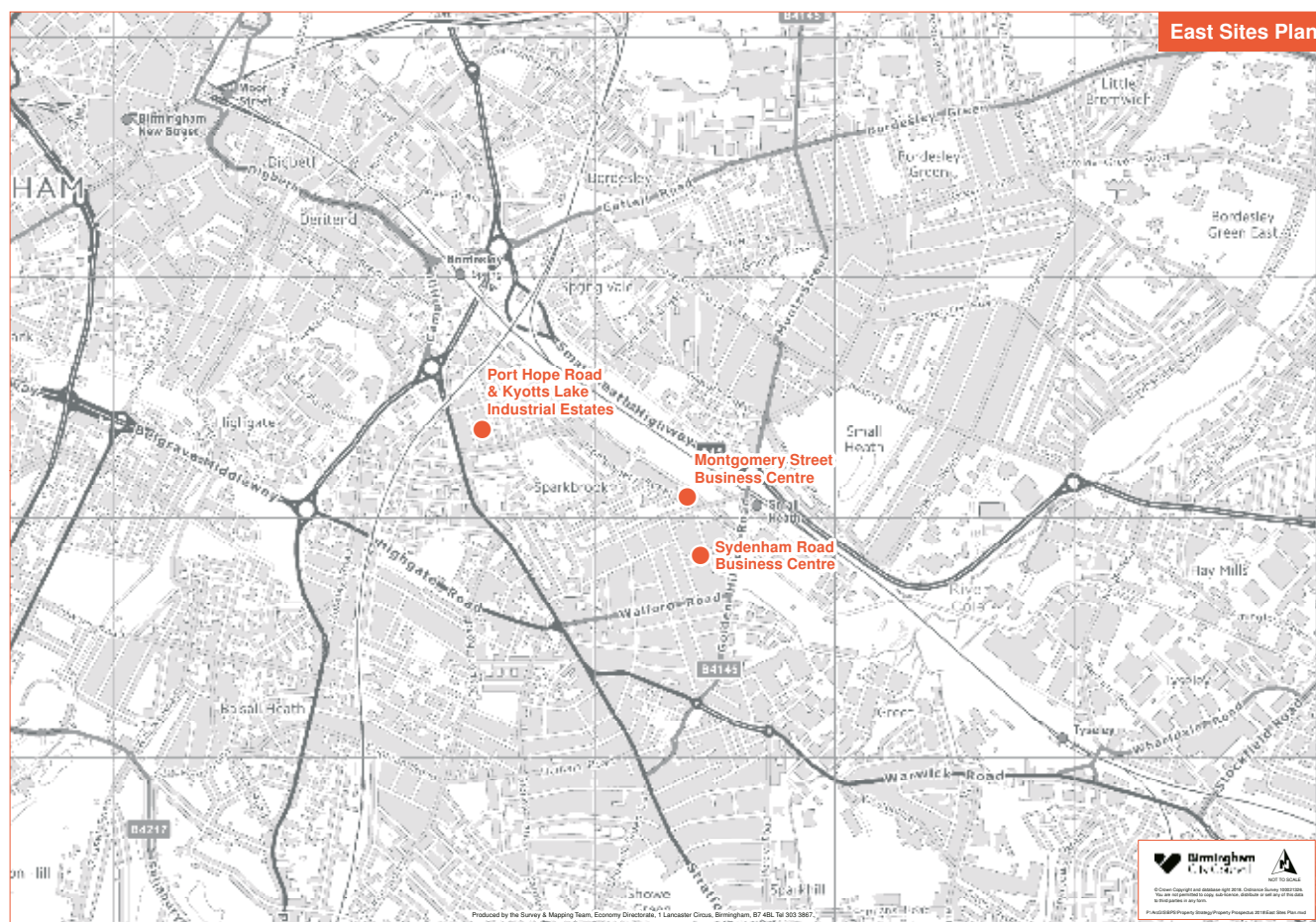


Context

East Birmingham includes Erdington, Stockland Green, Nechells, Saltley, Washwood Heath, Hodge Hill and Shard End and has a population of over 300,000 people.

The comprehensive regeneration of East Birmingham has been a long held ambition for the city council over decades past. We are now at a point where the UK's new economic geography will favour East Birmingham, which

is bracketed between two of the most significant HS2 station areas of growth in the UK, the city centre, to the west, and UK Central, to the east. These strategic opportunities, combined with major planned investments at Jaguar Land Rover and the Washwood Heath strategic employment site, offer the potential for large scale development, creating the potential for more than 350,000 sq m of new employment space and 9,000 new jobs within East Birmingham.





Port Hope Road and Kyotts Lake Road Industrial Estates

15

Port Hope Road and Kyotts Lake Industrial Estates comprise two separate operational industrial estates occupying a continuous rectangular plot of land. The site is located in the inner city area of Sparkbrook, close to Bordesley and Small Heath railway stations, and the main A34 and A45 arterial routes. The primary shopping area of Sparkhill local centre is around 100m away, and the area surrounding the site consists of a mixture of commercial and residential uses.

Size of Site

0.88 ha (2.17 acres)

Property status

The two estates together comprise 13 industrial units of various sizes, but mostly around 400 sq m each. Port Hope Road comprises four more modern single-storey units and Kyotts Lake Road nine two-storey Victorian factory units. None are Listed. All units are currently occupied under business tenancies producing a combined annual rental income of £159,000 (approx.).

Tenure

The property is to be offered freehold subject to all existing tenancies.

Services

All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

Planning status

No planning approvals are currently in place for the site. There is a restriction of Permitted Development rights which affects part of the site (2004/04781/PA).

Planning and design advice

Any proposed changes of use will be considered in light of policy requirements and the merits of the proposed scheme, and proposals for redevelopment should consider the proximity of adjacent residential properties.

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Sydenham Road Business Centre



Sydenham Road Business Centre comprises a 1980s industrial development made up of 14 single-storey units. Located within 100m of Sparkbrook local centre, the site enjoys easy access to the A45 (Small Heath Bypass) and Small Heath Station. The area surrounding the site consists of a mixture of commercial and residential properties.

Size of site

0.28 ha (0.69 acres)

Property status

The property comprises 14 single-storey industrial units constructed in the 1980s and ranging from 47 sq m to 97 sq m (505 sq ft to 1044 sq ft) in size. The development is of brick construction with mono-pitch steel corrugated roofs. All units have self-contained W.Cs.

The existing units are let on a variety of short-term business tenancies producing a current annual rental income of £61,100 (approx.).

Tenure

The property is to be offered freehold subject to all existing tenancies.

Services

All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

Planning status

No planning approvals are currently in place for the site.

Planning and design advice

The site is suitable for industrial and commercial uses. Proposals for redevelopment should pay due regard to the proximity of adjacent residential properties. Any proposed changes of use will be considered in light of policy requirements and the merits of the proposed scheme.

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Montgomery Street Business Centre occupies a prominent site adjacent to the Grand Union canal, opposite the Grade II listed Marlborough public house and in close proximity to Small Heath station with easy access to the A45 (Small Heath Bypass). The site itself features attractive early 1900s industrial units at the site frontage, currently utilised as industrial and office space, with the rear of the estate occupied by 20 modern units built in the 1980s.

Size of Site

0.46 ha (1.13 acres)

Property status

The property comprises a mix of older units and 1980's small business units, comprising a total of 30 units and occupied predominantly on short term periodic business tenancies.

CCTV has been installed on the estate. The existing units are let on a variety of short-term business tenancies, producing a current annual rental income of £61,500 (approx.).

Tenure

The property is to be offered freehold subject to all existing tenancies.

Services

All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

Planning status

No planning approvals are currently in place for the site.

Planning and design advice

The site is suitable for industrial and commercial uses. There is an opportunity for a redevelopment of this site to take advantage of the prominent location, canal access and distinctive historic buildings. Any proposals for redevelopment should pay due regard to the proximity of adjacent residential properties and the setting of the nearby Listed building. Any proposed changes of use will be considered in light of policy requirements and the merits of the proposed scheme.

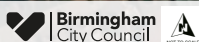
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Commitment and Delivery Milestones



The council is committed to deliver the programme of land and property sales in accordance with the following milestones:

Closing date for final offers – 4/1/2019

Cabinet decision – 19/2/2019 to accept an offer.

Exchange of contracts – 19/3/2019

The surplus land and property detailed in this prospectus are being offered for sale by Informal Tender. Bidders are asked to submit sealed bids, by the specified closing date, in accordance with the detail contained in the Invitation to Tender, provided as part of the supporting sales pack. Prospective purchasers are advised tenders will be evaluated in accordance with an evaluation matrix of 70 % value and 30 % delivery.

Tender offers are invited to be made both conditionally (where planning consent is being obtained prior to completion of the purchase) and unconditionally (where completion will not be dependent on planning consent).

To provide developers with confidence and detailed guidance, the council, as part of the programme, is offering the opportunity for interested parties to make appointments with planning officers to discuss development proposals ahead of submitting their offer. These workshops are diarised to take place during the week commencing 10/12/2018 by prior appointment. Please refer to supporting sales pack for booking details.

Each bidder will bid on the same basis and all bids are opened at the same time and recorded.

A full tender pack and relevant supporting information for each property, including viewing arrangements, can be viewed and downloaded from our website: <https://www.birmingham.gov.uk/bps>

Misrepresentation Act 1967

1. This prospectus does not constitute or form any part of an offer or contract.
2. All statements contained in this prospectus are made without responsibility on the part of the council or its officers.
3. None of the statements contained in this prospectus are to be relied upon as a statement or representation of fact.
4. Neither the council nor any of its officers make or give representation or warranty whatsoever in relation to the land and property described in this prospectus.

