

Birmingham Sites Prospectus November 2018

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Foreword

Birmingham has undergone a renaissance in recent years. A wave of regeneration is taking place across the City fuelled by significant private investment and the implementation of major infrastructure schemes.

With such levels of development activity taking place it would be reasonable to expect that activity might have started to wane, however this has not been the case with more planning consents being sought and granted.

It is our challenge as a City Council to help sustain this level of activity by bringing forward land for development supporting the commercial and residential pipeline.

As a major landowner the Council has looked long and hard at its assets and asked ourselves the question as to how they can best be used to help us achieve our growth ambitions and benefit the citizens of Birmingham.

Sometimes that will be retention, but sometimes best value can be generated through involving the private sector. Our role is to dispose of these assets quickly, efficiently and to ensure that we pass ownership onto those partners that can best complement the levels of development activity taking place in the City.

In this Prospectus we set out the Council's property disposal opportunities. We want to positively encourage partners in the private sector to make the most of these assets and build the homes and commercial space that this growing City needs.

Introduction

To support the City's growth ambitions the Council has undertaken a strategic review of its property portfolio to identify opportunities to support inward investment, housing growth and job creation.

The Council has an excellent track record in bringing sites forward for development and the Prospectus will continue this trend of maximising commercial opportunities from our surplus estate.

Birmingham's Growth Agenda

The overall objective of the Council is to support the continued renaissance of Birmingham which will see the City Council plan for significant new development to meet the needs of its growing population and ensure that it builds a prosperous economy for the future.

Providing sufficient employment space and the right mix of homes for the citizens of the City, in the right place and across a range of affordability levels is crucial for a prosperous and thriving City.

In order to provide for this growth the Council has an ambitious strategy to build 51,000 homes, provide 253 ha of employment land and 100,000 jobs supported through major infrastructural investment with a total value of £12bn.

Birmingham Development Activity

Despite the challenges facing the wider construction and development industry, in Birmingham the industry, has continued to deliver at continued pace to satisfy the growing demand for quality homes and office space within the city..

The continued pace of regeneration within the city centre has been important for attracting occupiers and supporting the City's growing strength as a centre for the business, professional and financial services sector.

The city centre office market had a fantastic year in 2017 with office leasing activity surpassing 1m sq ft. This included major announcements from the likes of HMRC taking 250,000 sq ft of new office place at Arena Central. The government's commitment to a 25 year lease, which will accommodate 3,600 civil servants, is another major confidence boost for the city representing the largest ever pre-let outside of London.

There is evidence that confidence in the housing market is also continuing to improve with an increase in the number of housing completions together with more consents being sought and implemented. There has also been an increase in the density of residential developments approved, particularly in the City Centre.

The growth in the residential market reflects the city's burgeoning status as a magnet for talent with more people moving to Birmingham from London and the south-east than any other UK city.

They are attracted by the lifestyle offer, amenities, affordability and career opportunities from a growing economy where, with the likes of HSBC's relocation of its ring-fenced bank, the city is becoming a cornerstone of UK financial services.

With occupiers looking for locations that provide an attractive environment to work and live Birmingham is proving to be a compelling destination of choice.

The Purpose of the Document

This Prospectus has been produced to provide developers and investors with a list of available Council land and property opportunities.

Within this document the sites are listed geographically according to the following categories:

- City Centre
- North and West
- East

For each site the Prospectus details the following

Property position

Planning status

Delivery considerations

Planning and design guidance

By providing planning and design guidance the Council has clearly set out the acceptable uses and 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, avoiding the cost of abortive plans and application fees.

The Council's identification and realisation of surplus property assets is dynamic and driven by the need to maximise value, including economic benefits, for the citizens of Birmingham.

The Council will therefore keep its property portfolio under review, updating the Prospectus periodically to reflect changes in the future supply of property suitable for beneficial development.

(Map here to illustrate areas – City Centre, North & West and East)

City Centre

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 on 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 then 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 St 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.

(Map here to illustrate areas – City Centre)

58 – 60 Caroline Street

(Site plan to show red line)

Caroline Street is a thriving street within Birmingham's Jewellery Quarter which features a mix of commercial and residential uses. The street forms an important connection between the desirable St Paul's Square area and the Golden Square at the heart of the Quarter and has recently been improved with the introduction of street trees and traffic calming.

The site is currently occupied by a vacant surface car park and two attractive historic buildings containing workshops. The surrounding context features a mixture of modern and historic architecture.

Opportunity

Conversion and new build for commercial uses

Size of site

0.13 ha.

Property Status

The property currently provides a suite of small workshops and associated car parking. The existing tenant profile is primarily small businesses linked to the jewellery industry.

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

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with disposal timetable as detailed in Delivery & Commitment Section of this prospectus.

The Council will be inviting both conditional and unconditional offers.

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, however 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, so any residential floor space will require a CIL payment.

Planning and Design advice

The site is within the Jewellery Quarter Conservation Area. Within the site Nos. 58-59 and 60 Caroline Street are Grade II listed buildings, as are a number of buildings in the vicinity. With this in mind 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 that must be designed to acknowledge and enhance its historic surroundings. Proposals should repair the urban grain of Caroline Street; and introduce activity and overlooking of the street. Heights should reflect the character of the surrounding historic buildings, not exceeding 4 storeys or eave height of the existing 3 storey building.

The rear of the site offers the potential for a subservient shopping wing, a maximum of 2 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.

Delivery Considerations

- Historic environment
- Potential need for ground remediation

11-17 Pitsford St

(Site plan to show red line)

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.

Opportunity

Conversion and refurbishment for commercial uses

Size of site

0.2 ha.

Property Status

The property comprises a total of 4 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.

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with disposal timetable as detailed in the Delivery & Commitment Section of this prospectus. The Council will be inviting both conditional and unconditional offers.

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.

Delivery Considerations

- Historic environment

Vyse St Triangle

(Site plan to show red line)

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.

Opportunity

Joint Venture

Conversion and refurbishment for commercial uses

Size of site

0.27 ha

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.

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

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with the disposal timetable as detailed in the Delivery & Commitment section of this prospectus. The Council will be inviting both conditional and unconditional offers.

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.

Delivery Considerations

- Historic environment
- Railway tunnel running beneath site
- Some of the block comprises longer leases

Upper Gough Street

(Site plan to show red line)

This property is a vacant 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 a sought after residential location in the fast-evolving Bath Row residential quarter of the city centre.

Opportunity

New build residential led mixed use development.

Size of site

0.19 ha.

Property Status

The property comprises the vacant site of a former secure car park at the junction of Upper Gough Street, Marshall Street and Chapmans Passage, off Holloway Head, within the City Centre.

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with disposal timetable as detailed in the Delivery & Commitment Section of this prospectus. The Council will be inviting both conditional and unconditional offers.

Tenure

Premium offers are to be invited for the grant of 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 site. The site is within the Community Infrastructure Levy high value residential area, so any residential floor space will require a 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 4 storeys at Upper Gough Street, utilising the level change to help achieve 6 storeys from street level at Chapmans Passage. Proposals will need to consider any adjacent right to light and/or privacy requirements.

Delivery Considerations

- Ground level change across site

Summerhill House, Summerhill Terrace

(Site plan to show red line)

This is a charming Victorian building of 2-3 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 a mixed commercial and residential uses fronting Summer Hill Terrace.

Opportunity

Conversion and or new build for residential use.

Size of site

0.29 ha.

Property Status

A vacant 3 storey building previously used as a 27-bed residential rehabilitation unit offering 2,800 sq m of gross external floor space.

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with disposal timetable as detailed in the Delivery & Commitment section of the this prospectus.

The Council will be inviting both conditional and unconditional offers.

Tenure

Premium offers are to be invited for the grant of 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 site. The site is within the Community Infrastructure Levy high value residential area, so any residential floor space will require a CIL payment

Planning and Design advice

Summerhill 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 site 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 4 storeys.

Delivery Considerations

- Historic environment
- The site is bound to the northeast by a large retaining wall

Holliday Street (also known as William Street)

(Site plan to show red line)

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.

Opportunity

New build residential led mixed use development.

Size of site

0.19 ha.

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.

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with disposal timetable as detailed in the Delivery & Commitment section of this prospectus.

The Council will be inviting both conditional and unconditional offers.

Tenure

Premium offers are to be invited for the grant of 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.

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 high value residential area, so any residential floor space will require a 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 5 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 6 storeys at the east of the site, stepping to a maximum of 8 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.

Delivery Considerations

- Proximity of railway.

North and West

Context

The North and West area of the City is currently experiencing housing development at scale, with major residential communities being planned and delivered at Langley and Greater Icknield. Employment growth is also being supported with major regional investment sites at the Advanced Manufacturing Hub in Aston and also at Peddimore to the north of the city in Sutton Coldfield.

The area also includes Perry Barr, which will be the home of the Commonwealth Games in 2022. Hosting the Games will have a significant and lasting impact on Birmingham and the surrounding region.

A key component of the Games will be the delivery of a Commonwealth Games Village. Based in Perry Barr the Village will provide accommodation for c. 6500 athletes and officials for the duration of the Games. After the Games the residential accommodation will be retrofitted to provide more than 1,000 new homes which will be brought forward for sale and rent.

The Village itself will act as a catalyst for significant housing growth in Perry Barr as the first phase of a wider programme to deliver up to 3,000 new homes in the area.

As part of the Village development, there are also plans to invest in wider infrastructure in the surrounding area, including local access improvements, segregated cycle lanes, the introduction of a SPRINT rapid bus service along the A34 and new bus interchange as well as work to upgrade Perry Barr railway station.

(Map here to illustrate areas – North and West)

Land & Shop Nos 6-24a Aston Lane

(Site plan to show red line)

Located on an arterial route through the north of Birmingham, this site consists of two elements: an area of cleared land, and an adjacent parade of single-storey shops with parking to the rear. The location is close to the Commonwealth Games Athletes' Village and will be surrounded by significant development and regeneration over the next three years, including the reconfiguration of the existing roundabout to create a signal controlled cross road junction with surface level pedestrian crossings, and the creation of a new train station and multi modal public transport interchange.

Opportunity

New build residential led mixed use development.

Size of site

0.5 ha.

Property Status

The property currently comprises a parade of 8 shops and adjoining vacant land. The existing tenant profile is primarily small businesses linked to the local community.

The existing units are currently let on a variety of short business tenancies producing a current rental income of £52,500 per annum.

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with disposal timetable as detailed in the Delivery & Commitment Section of this prospectus. The Council will be inviting both conditional and unconditional offers.

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 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 site is within the Primary Shopping Area for the Perry Barr Local Centre

Planning and Design advice

This is a key development site for the continued enhancement of Perry Barr. It has the potential to provide additional high density residential units with commercial uses on the lower floors to activate Aston Lane and Birchfield Road. Storey heights should be stepped across the site, with a maximum of 3 storey adjacent to the residential dwellings at Aston Lane, progressively rising to 8 storeys at corner element of the site, overlooking the road junction.

Delivery Considerations

- Construction activity relating to Commonwealth Games sites and improvement works to the A4040

East

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. Alone this would rank as the 11th biggest city in the UK - bigger than Cardiff, Nottingham or Leicester. East Birmingham has a crucial role to play in the delivery of the overall growth agenda.

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 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 9000 new jobs within East Birmingham.

(Map here to illustrate areas – East)

Port Hope Road Industrial Estate

(Site plan to show red line)

Port Hope Road Industrial Estate occupies a site in Sparkbrook just outside the City Centre and close to Bordesley and Small Heath railway stations and the main A34 and A45 arterial routes. The site is within 100m of the primary shopping area of Sparkhill Local Centre. The area surrounding the site consists of a mixture of commercial and residential properties. The property abuts the adjacent Kyotts Lake industrial estate which is also offered in this Prospectus.

Opportunity

Investment opportunity with potential scope for future redevelopment for commercial uses.

Size of Site

0.15 ha.

Property Status

The property comprises 4 industrial units constructed in 2004 within a secure site. The units range in size from 3,900 sq ft to 4,200 sq ft. All units are currently occupied and are let on short term business tenancies producing a current annual rental income of £63,250 (approx.).

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with the disposal timetable as detailed in Delivery & Commitment section of this prospectus.

The Council will be inviting both conditional and unconditional offers.

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

There is an opportunity for a combined redevelopment of this site with the Kynott's Lake site. 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 .

Delivery Considerations

- Proximity of residential properties
- Opportunity for site assembly

Kyotts Lake Industrial Estate

(Site plan to show red line)

Kyotts Lake Industrial Estate occupies a site in Sparkbrook just outside the City Centre and close to Bordesley and Small Heath railway stations and the main A34 and A45 arterial routes. The site is within 100m of the primary shopping area of Sparkhill Local Centre. The area surrounding the site consists of a mixture of commercial and residential properties. The site is L-shaped and comprises a mix of Victorian two-storey buildings and factory units which were formerly part of a tram depot. The property abuts the adjacent Port Hope industrial estate which is also offered in this Prospectus.

Opportunity

Investment opportunity with potential scope for future redevelopment for commercial uses.

Size of Site

0.73 ha.

Property Status

The property comprises 9 units housed within a mix of Victorian two-storey and factory units. The existing units are let on a variety of short term business tenancies producing a current annual rental income of £95,500 (approx.).

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with the disposal timetable as detailed in Delivery & Commitment section of this prospectus. The Council will be inviting both conditional and unconditional offers.

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

There is an opportunity for a combined redevelopment of this site with the Port Hope Road site. 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.

Delivery Consideration

- Proximity of residential properties
- Opportunity for site assembly

Sydenham Road Business Centre

(Site plan to show red line)

Sydenham Road Business Centre comprises a 1980's 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.

Opportunity

Investment opportunity with potential scope for future redevelopment for commercial uses.

Size of Site

0.28 ha.

Property Status

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

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

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with the disposal timetable as detailed in Delivery & Commitment section of this prospectus.

The Council will be inviting both conditional and unconditional offers.

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.

Delivery Consideration

- Proximity of residential properties

Montgomery Street Business Centre

(Site plan to show red line)

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 1900's 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 1980's.

Opportunity

Investment opportunity with potential scope for future redevelopment for commercial uses.

Size of Site

0.42 ha.

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.).

Sale Process

The property is to be offered for sale by informal tender from late November 2018, in accordance with the disposal timetable as detailed in Delivery & Commitment section of this prospectus.

The Council will be inviting both conditional and unconditional offers.

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.

Delivery Considerations

- Proximity of residential properties
- Proximity of Grade II Listed Marlborough public house

Future Opportunity – Portfolio of Industrial Estates

Birmingham City Council is the freehold owner of a large multi-occupied portfolio of industrial estates located across the city. In January 2019 the City Council will be formally launching an opportunity seeking third party involvement to help meet the City's growth agenda.

The properties which are likely to be included are:-

1. Aston Seedbed Centre, Avenue Road, B7 4NT
2. Northside Business Centre, Wellington Street, B18 4NR
3. Ebury Road Industrial Estate, Ebury Road, B30 3JJ
4. Camp Hill Industrial Estate, John Kempe Way, B12 0HU
5. Boulton Industrial Estate, Icknield Street, B18 5AU
6. St Andrews Industrial Estate, Avenue Road, B9 4QB
7. Mott St Industrial Estate, Mott Street, B19 3HE
8. All Saints Industrial Estate, All Saints Street & Hockley Port Business Centre, All Saints Street, B18 7RJ
9. Bartley Green Business Centre & Woodgate Business Centre, Bell Heath Way, B32 3DB
10. Lime Grove Industrial Estate, Lime Grove & Clifton Road Industrial Estate, Clifton Road, B12 8SY
11. Mount Street Business Centre, Mount Street & Mount Street Extension, B7 5RD
12. Riland Industrial Estate, Norris Way, B75 7BB

Further details will be forthcoming in January 2019 when the opportunity is officially launched.

(Site plan to show red line)

Commitment and Delivery Milestones

The Council is committed to deliver the programme of land and property sales detailed in this prospectus in accordance with the following milestones:

- Prospectus launch - 20/11/ 2018
- Planning workshops – Week commencing 10/12/18
- Closing date for offers – 4/1/2019
- Close of tender evaluation – 25/1/2019
- Acceptance of offer – 1/3/2019
- Exchange of contracts – 19/4/2019
- Sale completion – 17/5/2019 (unconditional sale)
- Sale completion -17/1/2020 (conditional sales)

The surplus land and property detailed are being offered for sale by Informal Tender. Bidders are asked to submit sealed bids, by the specified closing date, against a set of bid criteria.

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

Each bidder will bid on the same basis and all bids are opened at the same time and recorded. There is a set procedure for opening tenders to reduce the risk of fraud.

A full tender pack and relevant supporting information for each property can be viewed and downloaded from our website: www.birmingham.gov.uk/salesprospectus 2018.