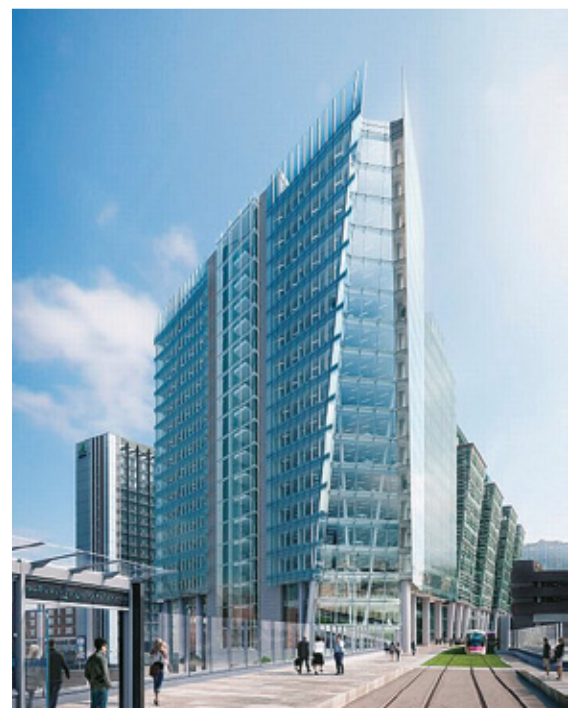
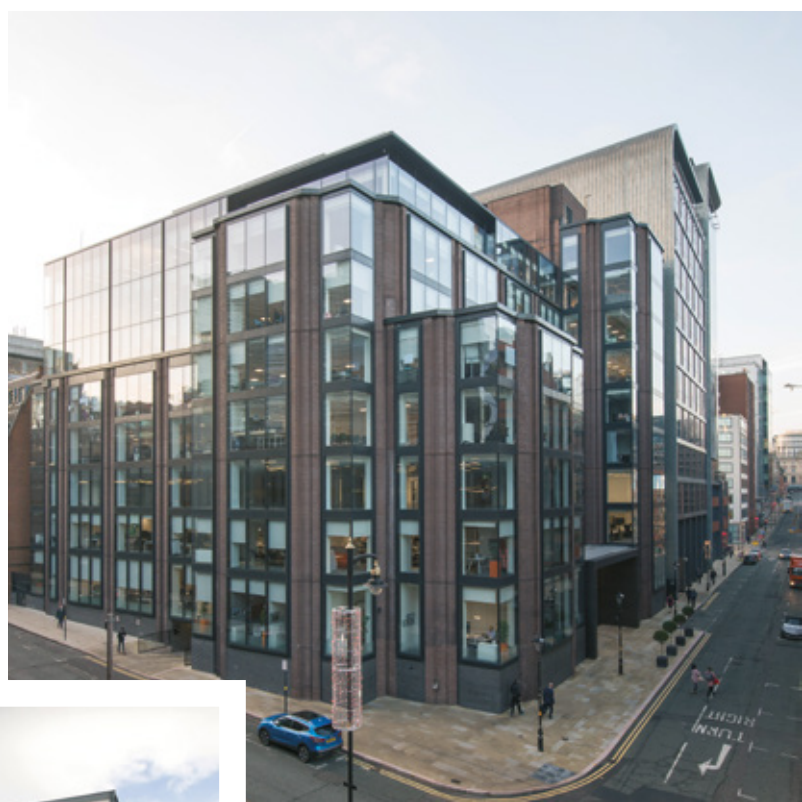
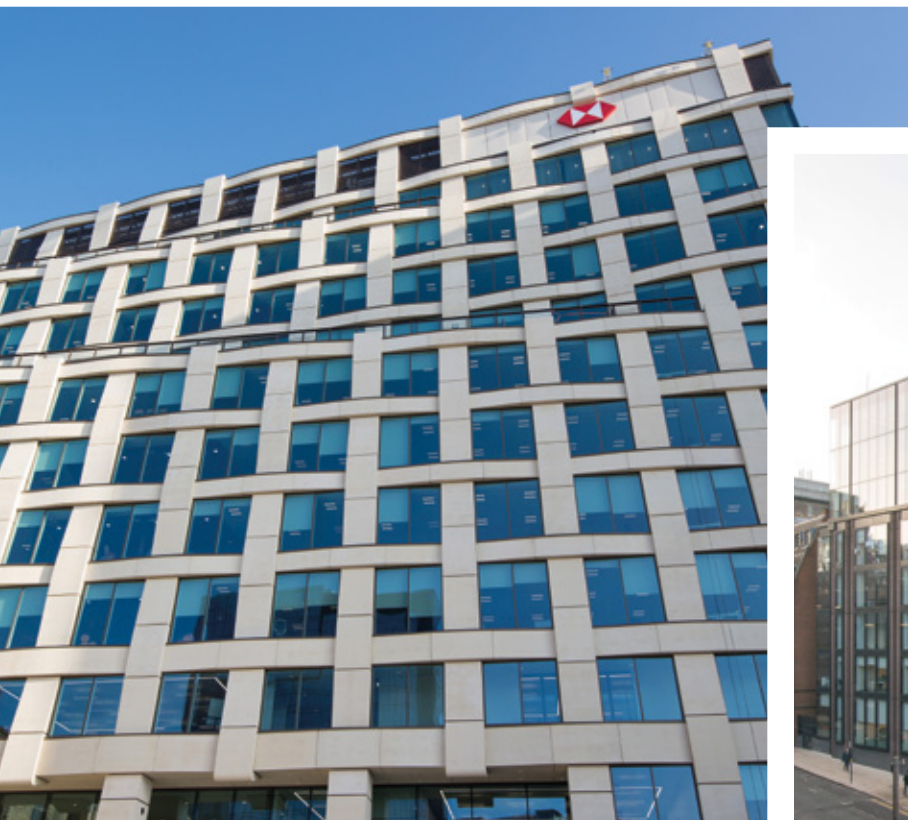
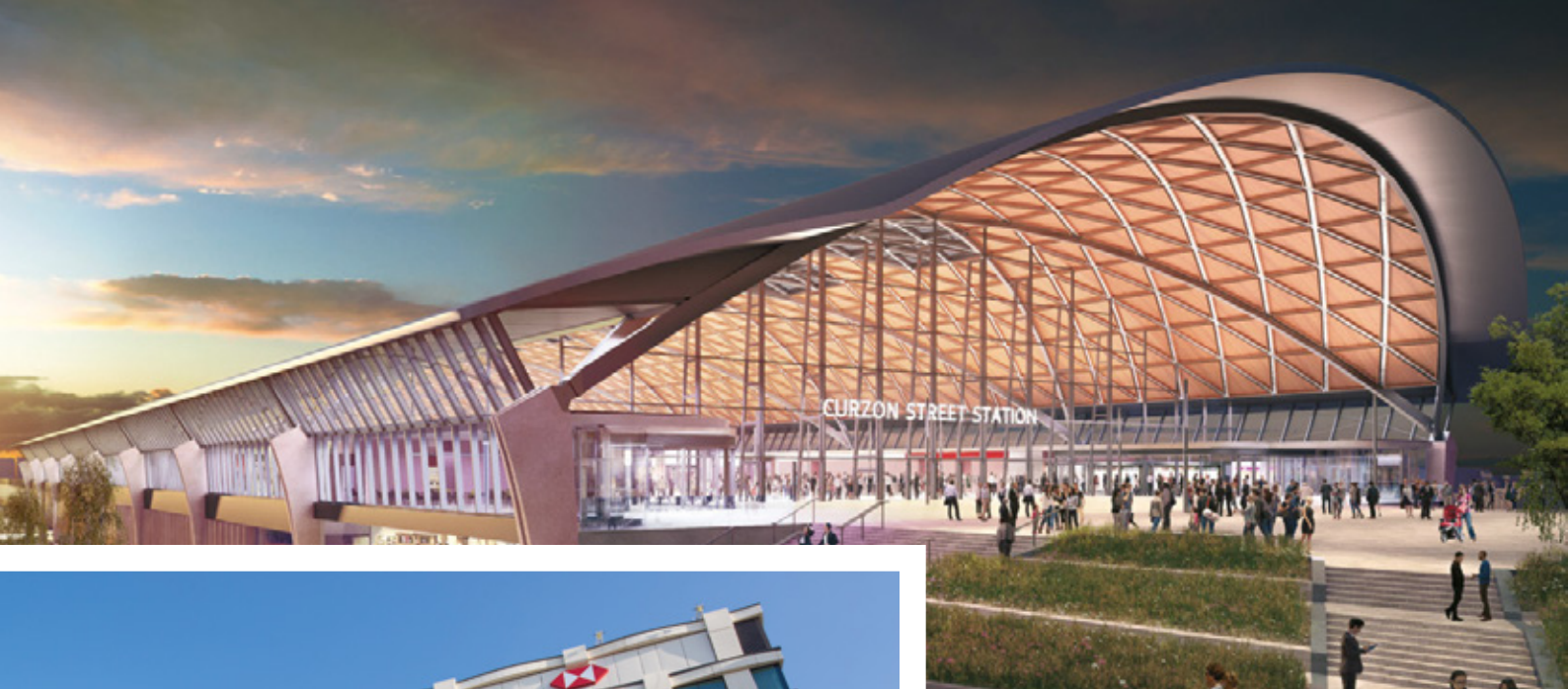




Birmingham

Sites Brindley Drive

A great city to succeed in



Foreword

Our ambitious agenda for Birmingham continues at pace, and following the excellent response to our initial Birmingham Sites Prospectus in late 2018, the council is now delighted to bring forward our next portfolio of property opportunities to the market.

The release of the latest portfolio reinforces the council's ongoing commitment to a long-term strategic approach to utilise its property asset base as the fundamental catalyst for development and foundation to the social fabric of communities across the city.

Our vision and ultimate aim is to create a city of sustained 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.

The launch of Birmingham Sites Prospectus 2 and the release of our asset for sale at Brindley Drive is 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, Director, Inclusive Growth



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.

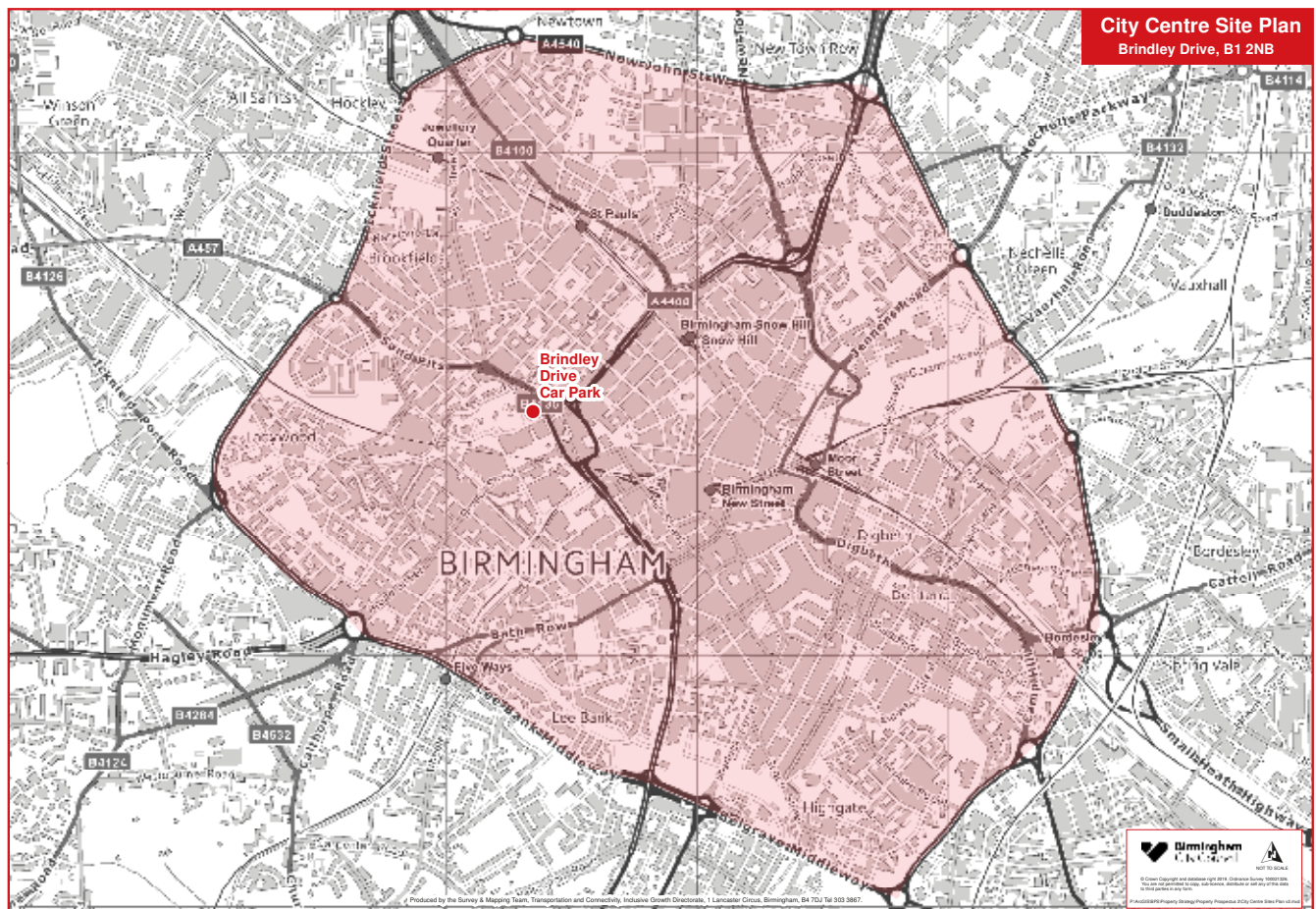
In order to strengthen the role of the city on a national and international basis, the council has placed an emphasis on delivering major new investment in retail and office provision. Alongside its important

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 time 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.





Brindley Drive

Brindley Drive is located alongside the prestigious Baskerville House building, the Library of Birmingham, and the International Convention Centre, all within the newly regenerated Centenary Square, which is one of the principal public spaces in the heart of the city centre.

The property sits adjacent to the Paradise redevelopment and links an area of proposed canal side development overlooking the City Centre Gardens.

Size of site

0.33 hectares (0.82 acres)

Property Status

The site is currently occupied by the local authority's five-level multi storey car park structure, comprising 610 car park spaces, which is to be demolished by the purchaser upon the grant of planning approval. There are 100 car spaces dedicated for permanent use by the owners of Baskerville House, which will be incorporated within

the design and specification of the proposed redevelopment.

Tenure

The property is being offered on the basis of a 250-year leasehold disposal.

Services

All mains 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

- Prime city centre site, adjacent to Paradise Circus and the listed Baskerville House.
- Is in the Westside area of change set out in the Birmingham Development Plan where commercial led mixed use development is supported.
- Adjacent to the Grade II listed Baskerville House.

- Community Infrastructure Levy liable for residential, hotel or student uses.
- Potential opportunity to include the slither of planting on Cambridge Street subject to securing stopping-up Order.

Planning and design advice

Site offers the potential to create a prestigious residential, office or hotel led, mixed use development.

The location offers the potential to create an elegant tall building that positively adds to its immediate surroundings and wider cityscape. The siting of such a form should be informed by the need to respect the setting of the listed Baskerville House, neighbouring residential tower, and presence of a prominent road junction, and Paradise Circus. As a result, the northern element of the site is considered the most appropriate location for such a structure.

An ancillary shoulder and/or cluster building/s must respect the scale of Baskerville House and not introduce an unacceptable collective scale and/or mass that diminishes the stature, scale or prominence of the primary tall building.

Designs must effectively engage with, and activate, street environments, helping to enhance the environment of these spaces; and links to City Centre Gardens from Paradise and wider area.

Consideration needs to be given to the wider development opportunity presented by the adjacent college site. In principle, the City Council would support the comprehensive development of both sites, but developed independently.

For further details, contact

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Property Services

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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 is 29/7/2019

A Cabinet decision to accept an offer for the site will be made November 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 conditionally (where planning consent is being obtained prior to completion of the purchase).

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 1st July 2019 and 8th July 2019 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.



