

Lambert
Smith
Hampton

Fairway Day Centre, The Fairway, Kings Norton, B38 8XJ & Former Norton Bowling Club, Wychall Lane, Kings Norton, B38 8AH

FOR SALE / TO LET



Fairway Day Centre,
The Fairway, Kings
Norton, B38 8XJ

Former Kings Norton
Bowling Club
Wychall Lane, B38 8AH

Indicative Red Line Freehold Site

Indicative Blue Line Freehold Subject to Long-Leasehold Site

what3words clean.packet.hints

On Behalf of:

 Birmingham
City Council

Former Day Centre / Redevelopment Opportunity

Site extends to approx. 2.18 acres (0.88 hectare)



Summary

- ✓ Located in the Residential Suburb of King's Norton North.
- ✓ Former Fairway Day Centre sits on a **0.88 acres**, freehold with Vacant Possession.
- ✓ Former Kings Norton Bowling Club sits on **1.30 acres**, freehold subject to a long leasehold interest.
- ✓ Approx. 7 miles South of Birmingham City Centre.
- ✓ Suitable for Alternative Uses (subject to planning).
- ✓ Freehold with **Part Vacant Possession / Part Let on Long-Lease**.
- ✓ Approx. **2.18 acres (0.88 ha)**.
- ✓ Offers are invited on either a **conditional or unconditional basis** for the freehold of **both sites** and for **each element separately**. Alternatively, proposals are also invited on the Fairway Day Centre for a 125-year lease restricted to community use. Bids will be accepted by way of an informal tender with the bid deadline set for 2pm on **Friday 22nd August 2025**.

The site will be sold with an overage provision in the event that planning consent is secured for a change of use in the future (where an unconditional bid is accepted).

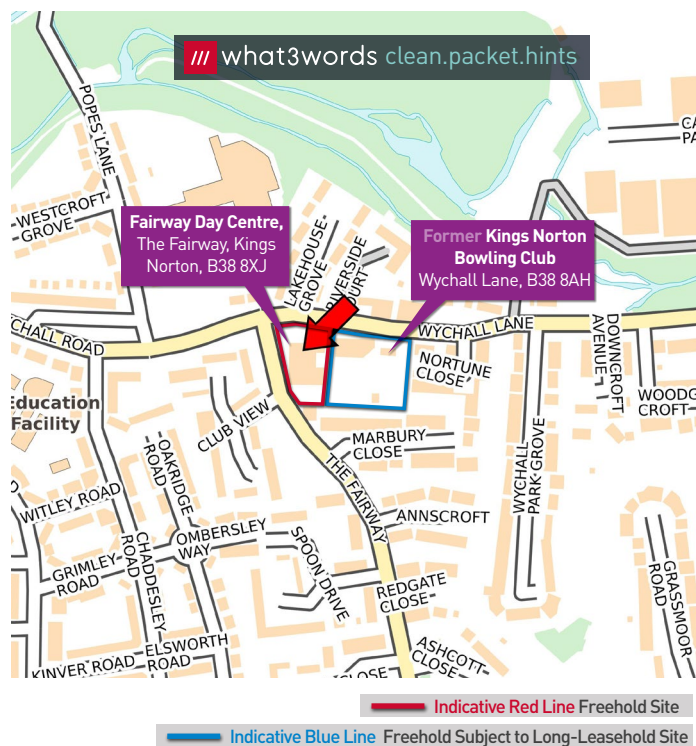
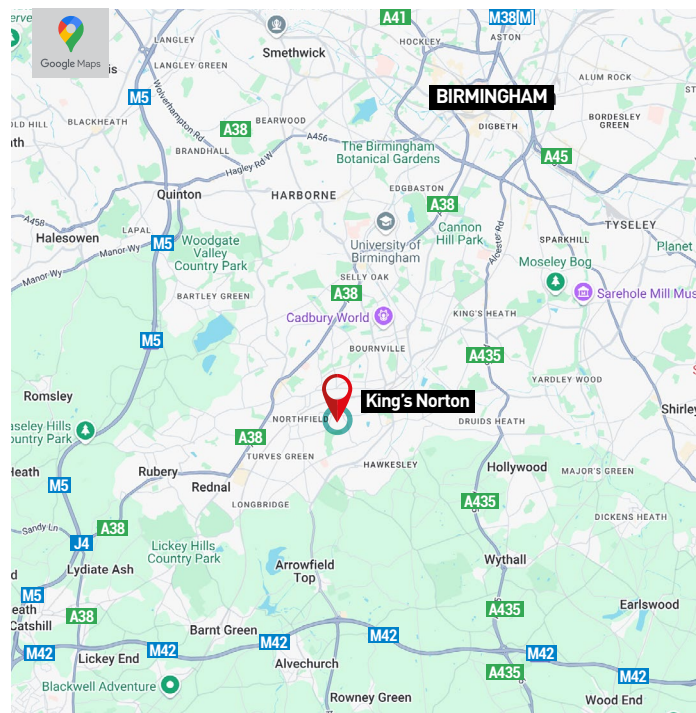


Location

The Fairway Day Centre is situated on the corner of The Fairway and Wychall Lane, with pedestrian and vehicular access from The Fairway. The former Kings Norton Bowling Club sits directly to the east of the day centre site and is accessed from Wychall Lane. The site is situated in a largely residential location, with St. Thomas Aquinas Catholic School opposite the site on the north side of Wychall Lane and a local neighbourhood parade of shops further along Wychall Lane. Kings Norton is an increasingly popular residential area of the city with its own unique charm, characterised by its community feel, good schools, parks and green spaces. Kings Norton North is well-connected to the wider city and bordered by the affluent suburban area of Bourneville to the north and King's Norton South.

Located in the south of the city, King's Norton has a population of c.12,000 and on average, has an older age profile than the city as a whole. King's Norton is considered to be one of the more prosperous areas of the city, with higher than average employment rates and low crime rates. The property is situated circa 1.5 miles east of Northfield and specifically Bristol Road South, which provides a number of local amenities as well as the Northfield Shopping Centre. The property is located 1 mile west of The Green, which is a highly popular local high-street surrounded by beautiful period buildings, such as St. Nicolas' Church and the iconic Saracen's Head and local and national retailers. This peaceful space is often a focal point for local events, making it a lively spot for socialising. There are several accessible and well-regarded schools locally, including King Edwards VII School for Boys, King's Norton Girl's School and King's Norton Primary School.

The site is well-located for transport options, with Junction 4 of the M5 motorway approximately 5.5 miles to the south west, via the A38. There are a number of bus stops within walking distance, with regular services to the city centre, Rubery, Northfield and wider areas. The closest train stations to the property are Northfield and Kings Norton, approximately 1 mile to the west and north-east, respectively. Birmingham International Airport is located approximately 13 miles east of the property.



Description

The Fairway Day Centre

The site was formerly the Fairway Day Centre, which was operated by Birmingham City. The property is assumed to have been constructed in the 1970's. The site is generally level and extends to approximately 0.88 acres.

The subject property comprises a series of interconnecting single storey buildings of traditional brick construction beneath a mostly flat felt covered roof with a mix of aluminium and uPVC framed windows. Internally, it is arranged to provide several small offices / community rooms, as well as a main recreational hall, commercial kitchen and multiple toilet facilities.

Externally, there is parking to the building's northern elevation as well as a secure garden area to the eastern and southern elevations.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate floor areas:

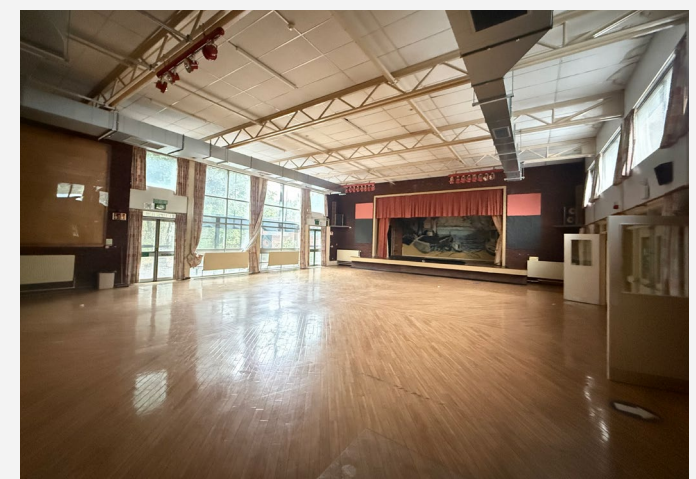
Floor	GIA	
Ground	1,130.85 sq m	12,172.37 sq ft

Tenure

Freehold with **vacant possession** or **125-year lease** restricted to community use.

EPC

The current EPC rating is **G**.



Description

Former Kings Norton Bowling Club

The Former Kings Norton Bowling Club consists of former social club house, which appears to be vacant and in a derelict condition. The site is generally level and extends to approximately 1.30 acres.

Originally dating from the late 19th/early 20th century, but having been extended periodically since that time. The site currently consists of a two-storey former club house, as well as a single storey outbuilding. The buildings are of traditional brick construction beneath part pitched tiled roofs and part flat roofs with a mix of uPVC and timber framed windows.

Externally, there is parking to the front of the site, with an overgrown bowling green and an area of hardstanding to the rear of the buildings.

Tenure

The former bowling club is being sold **Freehold**, subject to a **125-year long lease** that is made between Birmingham City Council (Landlord) and Kings Norton Bowling Club Limited (Tenant) at a peppercorn rent. There is an **unexpired term of approximately 103 years** with the **user clause restricted the use to a bowling club with associated social club**.

EPC

- Kings Norton Bowling Club – EPC rating is **C**.
- Kings Norton Bowling Club Front Stores – EPC rating is **E**.



Indicative Blue Line Freehold Subject to Long-Leasehold Site



Proposal

Offers are invited on either a conditional or unconditional basis for the freehold of both sites and for each element separately, Proposals are also invited on the Fairway Day Centre for a 125-year lease restricted to community use. Bids will be accepted by way of an informal tender with the bid deadline set for 2pm on Friday 22nd August 2025. The site will be sold with an overage provision in the event that planning consent is secured for a change of use in the future (where an unconditional bid is accepted).

Tenure

Freehold with Part Vacant Possession / Part Let on Long-Lease.

On Behalf of:



Contact

Viewings are strictly via the seller agent only.
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Planning

The Fairway Day Centre property is currently used as a day centre falling under Class E(f) category, which covers "creche, day nursery or day centre". We are not aware of any materially significant recent planning applications for the site.

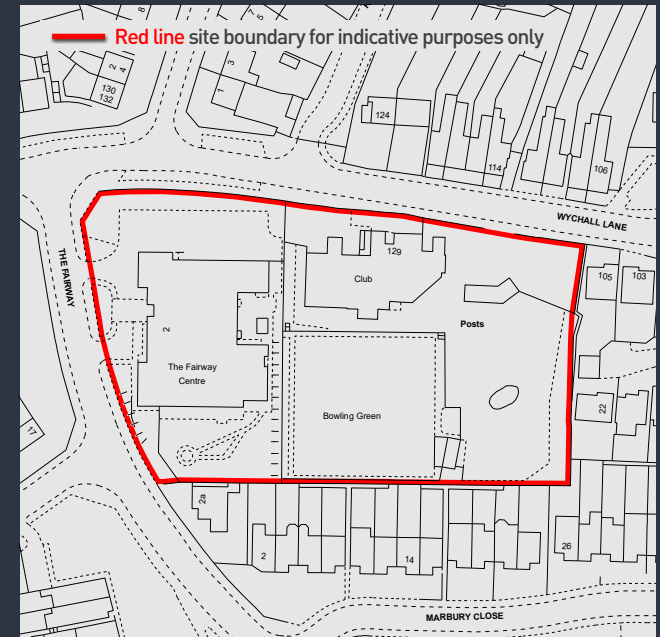
The Former Kings Norton Bowling Club fall under Class E (Commercial, Business, and Service). A planning application (app ref - 2023/05239/PA) was refused in 2024 for change of use of bowling club (Sui Generis) to residential (C3) forming 9no. apartments and associated works.

The site may be suitable for a variety of alternative uses, subject to planning permission. The site exhibits strong potential for alternative uses given its sustainable location close to infrastructure and essential services, including educational facilities, healthcare, and transportation networks.

The site is not allocated within the Birmingham local plan or put forward for review and inclusion in the SHLAA. We understand the property is not listed, nor is situated within a Conservation Area. We are not aware of the site being designated in a high flood-risk zone.

Interested parties must rely on their own due diligence in respect of the development and planning potential of the site.

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VAT

VAT may be charged on the property.

Data-Room

Interested parties requiring access to the data room should register their interest to view supporting documents.

Anti-money laundering

In accordance with HMRC requirements, all bidders will be required to provide the necessary information to satisfy Anti-Money Laundering checks.

Seller's Costs

The purchaser is required to cover the Seller's professional fees and costs associated with the sale, which are estimated to be £20,000.

