

Lambert
Smith
Hampton

FOR SALE

Former Lea Ford Playing Fields

Garretts Green, Birmingham B33 9TY

Former Lea Ford
Playing Fields,
B33 9TY

River Cole

River Cole

River Cole

River Cole



South

On Behalf of:



Birmingham
City Council

Amenity / Recreational Land

Site extends to approx. **6.65 acres** (2.69h)

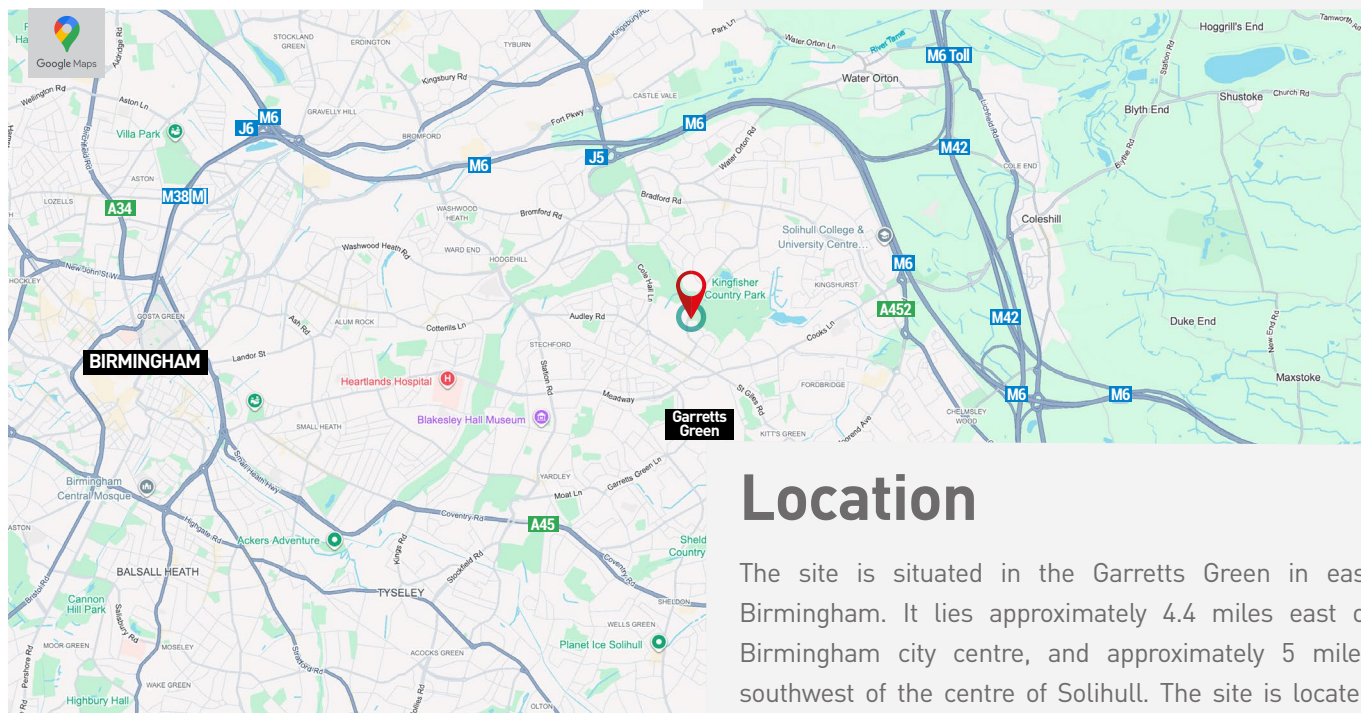
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Indicative Red Line Freehold Site



Summary

- ✓ Located in **Garretts Green**, Birmingham
- ✓ **Approx. 4.4 miles** from the city centre
- ✓ Former playing fields
- ✓ Approx. **6.65 acres (2.69h)**
- ✓ Suitable for Redevelopment (subject to planning)
- ✓ Freehold sale with Vacant Possession
- ✓ **Offers are invited for the freehold** on an unconditional basis. 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.
- ✓ **Bids will be accepted** by way of informal tender. The bid deadline is set for **2pm on Thursday 27th August 2026**.



Location

The site is situated in the Garretts Green in east Birmingham. It lies approximately 4.4 miles east of Birmingham city centre, and approximately 5 miles southwest of the centre of Solihull. The site is located directly off Lea Ford Road and bordered by residential housing to the south, River Cole and green open space to the north and east. Directly opposite the site is predominantly industrial in nature

Local road access is provided from Lea Ford Road, which links westwards to local distributor roads serving Garretts Green, Sheldon and eastwards towards the A452. The nearest A-road is the A45 (Coventry Road), approximately 2.5 miles to the south, which provides a primary east-west route between Birmingham city centre and Coventry.

Birmingham is the UK's second largest city and a major commercial hub, strategically positioned approximately 118 miles northwest of London, 80 miles south of Manchester and 16 miles southeast of Wolverhampton. The site benefits from excellent national connectivity via the M6, M5 and M42 motorway network, with further links to the M1, M40 and M54.



Description

The site comprises an irregular shaped parcel of vacant grassland extending to approx. 6.65 acres (2.69h), on the east side of Lea Ford Road that was formerly used as school playing fields.

The western boundary follows Lea Ford Road, with the southern boundary abutting residential development. The eastern boundary adjoins a vegetated river corridor associated with the River Cole.

The land is undeveloped and appears generally level, with mature tree belts and scrub concentrated along the eastern edge and in pockets within/around the wider corridor. The site is secured along its western boundary with wired and concrete post fencing.

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Planning

We understand the site falls under Planning Use-Class F2(c) Local Community-Uses; (C) areas or places for outdoor sports or recreation. We are unaware of any recent or materially significant planning history relating to the site. The site is not allocated for development in planning policy in the Birmingham Local Plan. The site is subject to number of constraints that would need to be considered in putting forward alternative-use proposals.

Whilst the site is positioned on the edge of the urban area of Birmingham and is well connected by highway and public transport, with good access to local services, which

means it is in a sustainable location. However, there are a number of physical and policy site constraints that severely limit the site prospects. The site is entirely within the Green Belt, incorporates significant public open space, and overlaps with designated country parks and green space, with the eastern boundary border a Local Nature Reserve. In addition, the site is entirely within Flood Zones 2 and 3, posing significant site constraints. We are not aware of any Tree Protection Orders (TPO) impacting the site.



Proposal

Unconditional offers are invited for the **freehold interest** on an informal tender basis (subject to contract). **Informal tender bid deadline is 2pm on Thursday 27th August 2026.**

Tenure

The property is Freehold. It is shown for indicative purposes as outlined in red on the attached plan. **Vacant possession** to be provided on completion.

VAT

The property is not elected for VAT.

On Behalf of:



Former Lea Ford Playing Fields, Garretts Green,
Birmingham B33 9TY



Contact

The property can be viewed externally via public land.
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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 at £10,000 exclusive of VAT.

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