

FOR SALE

PLOT 5

PLOT 4

PLOT 3

PLOT 2

PLOTS
2+3+4+5

DEVELOPMENT LAND

WITH PLANNING PERMISSION FOR HOUSING
LED RESIDENTIAL DEVELOPMENT OF 102 UNITS

DEVELOPMENT LAND AT PLOTS 2+3+4+5

PERRY BARR RESIDENTIAL SCHEME
WELLHEAD LANE | BIRMINGHAM | B42 2SY



**AVISON
YOUNG**



APPROXIMATE BOUNDARIES FOR IDENTIFICATION PURPOSES ONLY

HIGHLIGHTS

- ▶ PLANNING PERMISSION FOR 70 HOUSES AND 32 APARTMENTS TOTALLING 102 UNITS
- ▶ CLOSE TO LOCAL PUBLIC TRANSPORT CONNECTIONS
- ▶ NEWLY COMPLETED SHARED PUBLIC REALM
- ▶ SALE OF LONG LEASEHOLD INTEREST

PLOTS
2+3+4+5

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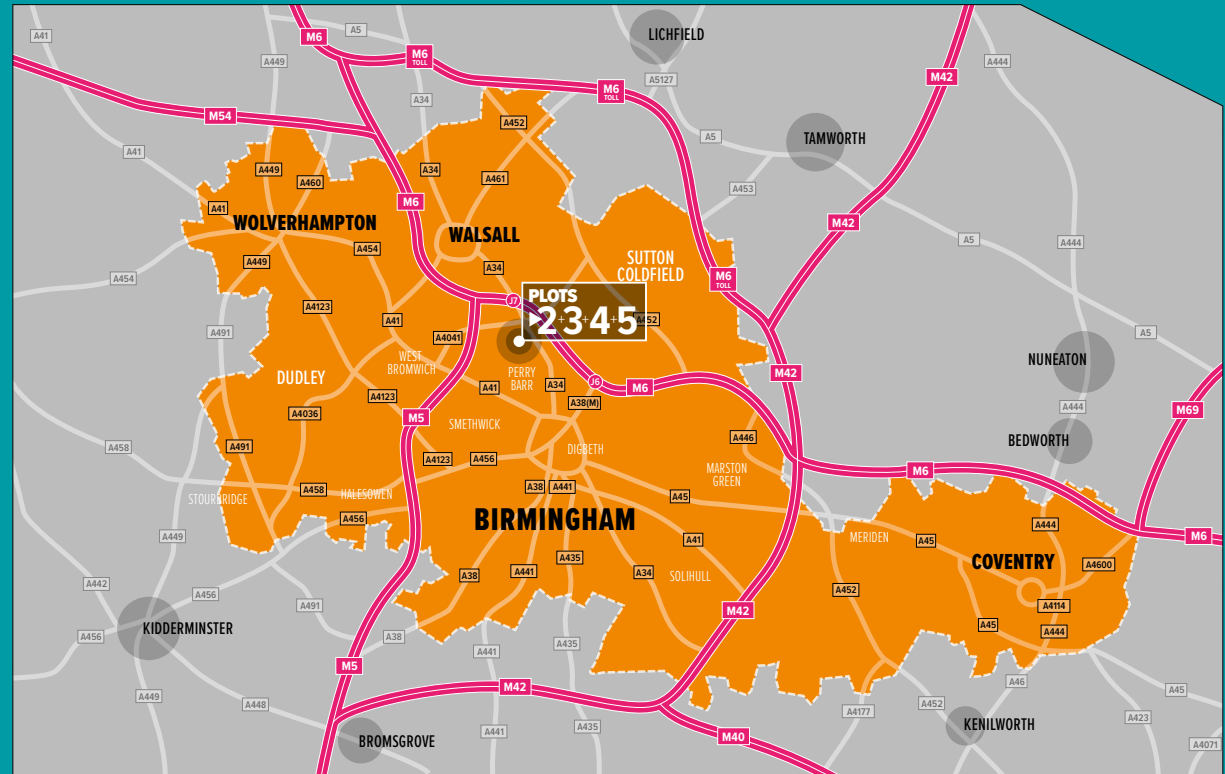
AVISON YOUNG | 3 BRINDLEYPLACE | BIRMINGHAM | B1 2JB

LOCATION

THE PLOTS ARE SITUATED IN THE HEART OF THE PERRY BARR RESIDENTIAL SCHEME ON THE SITE OF THE FORMER BIRMINGHAM CITY UNIVERSITY CAMPUS WHERE THE RESIDENTIAL SCHEME IS BEING DELIVERED IN PHASES WITH PLOTS 6, 7, 8 AND 9 ALREADY CONSTRUCTED.

The scheme forms a core part of a wider £700m+ Perry Barr Regeneration programme which has delivered significant transformation. A world-class athletics stadium, new housing and major infrastructure and public transport improvements have made Perry Barr one of the city's best-connected neighbourhoods, creating an increasingly thriving community and a destination of choice.

The foundations for future growth have been laid, and as set out in the Perry Barr 2040: A Vision for Legacy masterplan vision, the area is set to benefit from further long-term regeneration. The scheme has received national recognition winning, amongst others, the prestigious 2022 RICS UK Award (Residential Project category), and RTPI's 2023 Planning Excellence Award (Planning for Communities). The scheme has many local amenities accessible on foot within the local surrounding area, including the nearby One Stop Shopping Centre, a retail park



incorporating an ASDA superstore, Superdrug, Costa and KFC together with other retail, clothing and food stores. Local amenities can also be found on the A34 Birchfield Road and the Alexander Stadium (with year-round community use). Perry Barr Greyhound Stadium, Doug Ellis Sports Centre and two mature parks – Perry Park and Perry Hall Park – are all accessible within the local vicinity of the site.

The development is located a short walk and less than 0.5 miles from the new Perry Barr Rail Station/bus interchange, which provides regular connections to the local and wider surrounding area including direct services

to Birmingham New Street (approximately 15 minutes' duration), Walsall (approximately 17 minutes' duration) and Wolverhampton (approximately 50 minutes' duration).

Perry Barr is situated approximately 3 miles north of Birmingham City Centre, 6 miles southwest of Sutton Coldfield, 7 miles southeast of Walsall and 14 miles southeast of Wolverhampton. Junctions 6 and 7 of the M6 Motorway are located approximately 3 miles from the site via the A4040 and A34 providing connections into the wider motorway network.

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SITUATION



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PLOTS 2, 3, 4 AND 5 COMPRISE 4 PLOTS OF LAND WITHIN THE DEVELOPMENT BOUNDARY OF PHASE 1 OF THE PERRY BARR RESIDENTIAL SCHEME.

THE PROPERTY

PLOTS 2+3+4+5

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Plots 2, 3, 4 & 5 are adjacently situated along the eastern boundary of the Phase 1 perimeter fronting Wellhead Lane to the east and Plots 2, 3 and 4 also front the Phase 1 newly constructed public realm to the west.

All 4 plots are separated by estate roads within the scheme and are located between the cleared Plot 1 to the north west and newly constructed Plot 6 to the south west.

The plots are fenced, gated and vacant with the exception of Plot 2 which is currently accommodating the Phase 1 Security Team and visitor car parking.

Plots 2, 3, 4 and 5 are understood to be remediated and serviced and have an approximate combined site area of 3.65 acres (1.48 hectares).

The approximate gross site areas for Plots 2, 3, 4 and 5 are set out in the diagram below:

PLOT	ACRES	HECTARES
PLOT 2	0.87	0.35
PLOT 3	0.96	0.39
PLOT 4	1.01	0.41
PLOT 5	0.81	0.33
TOTAL	3.65	1.48

PLANNING

Planning permission was granted on 20th December 2018 for the erection of a mixed use residential led development to first serve as the Commonwealth Games athletes village, and later converted to 1,146 residential units (Use Class C3), 268 extra care apartments (Use Class C2), 1,237sq m commercial floorspace (Use Class A1 - A3), and a community centre (Use Class D2) with associated parking, landscaping and infrastructure.

The Vendor has undertaken significant technical due diligence to support the planning application. The information will be made available to interested purchasers for consideration on the dedicated technical data site.

Plots 3, 4 and 5 originally benefitted from planning permission (App No. 2018/06313/PA) which was approved 20 December 2018 for 58 units. A Section 73 application (App. No. 2023/00872/PA) was submitted in January 2023 as a further variation to the planning conditions of the original

planning permission to increase the overall density of Plots 3, 4 and 5 to 84 units with a view to providing a greater cross section of unit types and achieving a denser, more efficient and market facing layout. The new layout retained much of the design aesthetic of the previous approved layouts, but with the addition of two small apartment blocks, each of 16 units, overlooking the Phase 1 Communal Area. More specifically this was a Section 73 Application for the Variation of Condition 14 and 16 (of App. No. 2022/00872/PA) to reflect design, layout and unit changes to the scheme for the subject plots, Plot 10 and the wider site. The Section 73 application was approved on 15 June 2023 and these three plots are now permitted to deliver 84 units comprising 52 houses and 32 apartments.

Plot 2 historically had permission for 92 apartments (Planning ref no. 2018/06313/PA) and currently benefits from planning permission for 18 houses (Planning ref no. 2019/10558/PA).

The overall permitted residential development across Plots 2 to 5 therefore comprises 102 units in total accommodating 70 houses and 32 apartments.

Delivery of the 102 units across Plots 2, 3, 4 and 5 will not require the developer to pay any additional S106 financial consideration, Community Infrastructure Levy (CIL) or deliver any provision of policy compliant affordable housing provision, as part of the wider comprehensive planning permission or Section 73 application.

The Vendor is currently progressing with applications to regularise two planning items affecting this property involving:

- Removal of Condition 20 (2018/06313/PA) which grants a personal permission to Birmingham City Council.
- Removing requirement to construct 11 no. car parking spaces situated on the boundary of the property with Wellhead Lane.



LOTS
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TENURE & SERVICES

TENURE

The property is to be sold 'as is' on a 250 year long leasehold interest. On completion of individual unit sales, the Vendor will agree to then simultaneously transfer the freehold interest of the respective plot of a house or an unfettered long leasehold interest on the sale of an apartment.

The property is sold subject to all third party rights, easements and statutory designations currently passing.

Prospective purchasers must make their own enquiries in this regard.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries from the technical information provided.



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METHOD OF SALE

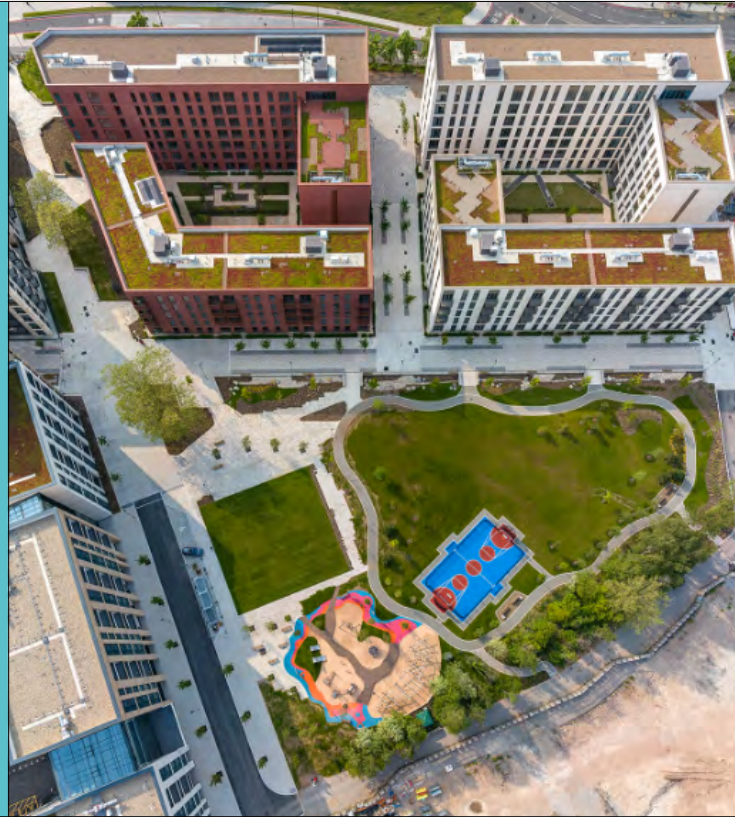
TECHNICAL DATA SITE

Further information in respect of the property is available in the dedicated technical data site:

<https://www.avisonyoung.co.uk/2345-perry-barr>

The technical data site has been compiled by Avison Young in their capacity as advisers to the Vendor. This has been compiled from information supplied by the Vendor and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of all or any part of the Property.

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws. The information provided should be used for consultations and illustrative purposes only. Therefore no reliance should be placed on the information or further copies made without the permission of the copyright owner.



BASIS OF OFFERS

The Vendor has a strong preference for the sale of a long leasehold interest for all 4 plots in their current condition on an unconditional basis.

Proposals will also be considered on an unconditional basis particularly in relation to Plot 2 where subject to planning bids are invited, together with a supporting illustrative scheme.

All offers submitted need to be supported by satisfactory proof of funds, confirmation of the purchasing entity and timescales for exchange and completion.

Any offers submitted on a conditional basis should include details of the conditions to be discharged together with details of the timescales required to discharge these conditions.

Offers are to be submitted using the bid proforma that is available within the data site together with any supporting information to the selling agents:

lucy.hancock@avisonyoung.com and
joe.williams@avisonyoung.com

Interested parties are permitted to submit an offer on more than one basis.

The Vendor reserves the right not to accept the highest or any offer received.

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FURTHER INFORMATION

VIEWING

All parties wishing to inspect the property are required to make prior arrangements with Avison Young by booking an accompanied viewing slot.

We would request discretion in the event interested parties undertake any roadside inspections of the property.

Viewing parties should be aware of the issues of viewing a development site and do so at their own risk.

All parties are advised to attend with personal protection equipment (PPE).

VAT

All offers are to be exclusive of VAT which may apply.

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VIEW OF PERRY BARR RESIDENTIAL SCHEME
LOOKING SOUTH WEST TOWARDS BIRMINGHAM CITY CENTRE
(ARTIST'S IMPRESSION FOR ILLUSTRATIVE PURPOSES ONLY)



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YOUNG



what3words:

[///pulled.oasis.dart](https://www.what3words.com/pulled.oasis.dart)

what3words gives every 3m x 3m square in the world a unique 3 word address. This one describes the entrance to the Lendlease car park.

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IMPORTANT NOTICE

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1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract. 2) All descriptions, dimensions and references to this property's condition and any necessary permission or use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4) All prices quoted are exclusive of VAT. 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Subject to Contract.

June 2024