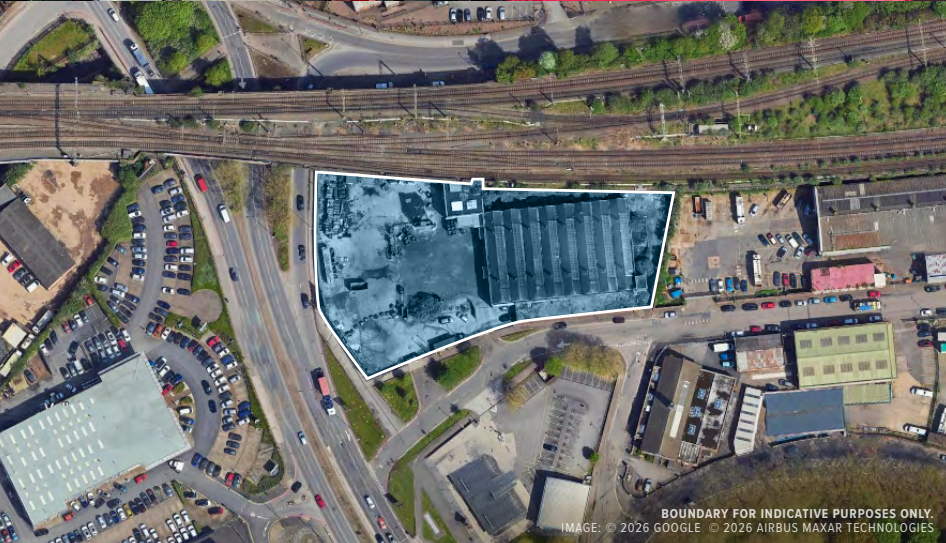


EXCITING DEVELOPMENT OPPORTUNITY

SUBJECT TO PLANNING

LAND AT
GARRISON STREET
BIRMINGHAM
B9 4BN 1.46 ACRES / 0.59 HA

NEAR DIGBETH'S
VIBRANT CREATIVE
QUARTER



HIGHLIGHTS

- **FREEHOLD PROPERTY**
- **SITE AREA OF 1.46 ACRES/0.59 HA**
- **POTENTIAL FOR RESIDENTIAL, PBSA OR COMMERCIAL DEVELOPMENT** (SUBJECT TO PLANNING)
- **ADJACENT TO THE VIBRANT DIGBETH QUARTER, CURRENTLY UNDERGOING VAST URBAN REGENERATION.**
- **A SHORT WALK TO THE FUTURE CURZON STREET STATION.**
- **CONVENIENT ACCESS TO BOTH ASTON UNIVERSITY AND BIRMINGHAM CITY UNIVERSITY (BCU) CAMPUSES.**
- **ALIGNS WITH BIRMINGHAM CITY COUNCIL'S OUR FUTURE CITY FRAMEWORK, PROMOTING HIGH-DENSITY, SUSTAINABLE URBAN LIVING WITHIN THE MIDDLE RING ROAD.**

BOUNDARY FOR INDICATIVE PURPOSES ONLY.
IMAGE: © 2026 GOOGLE © 2026 AIRBUS MAXAR TECHNOLOGIES

AN EXCITING RESIDENTIAL, PBSA OR COMMERCIAL DEVELOPMENT OPPORTUNITY
ON A SITE OF 1.46 ACRES/0.59 HA
SUBJECT TO PLANNING

**LAND AT
GARRISON STREET
BIRMINGHAM
B9 4BN**

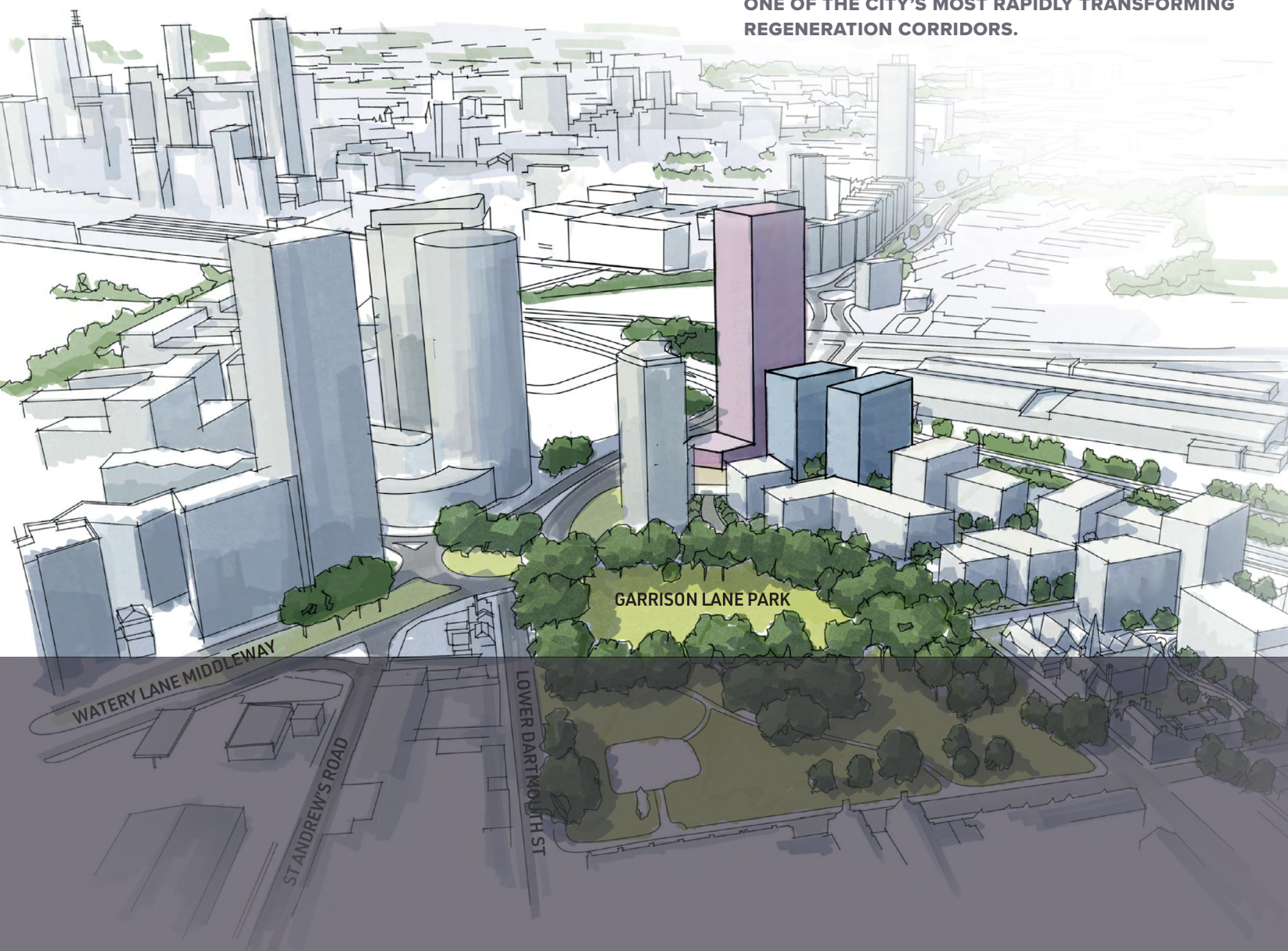
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OPPORTUNITY

OCCUPYING A PROMINENT STRATEGIC POSITION ON THE EASTERN FRINGE OF BIRMINGHAM CITY CENTRE, THIS HIGHLY VISIBLE BROWNFIELD SITE ON GARRISON STREET REPRESENTS AN EXCEPTIONAL RESIDENTIAL DEVELOPMENT OPPORTUNITY WITHIN ONE OF THE CITY'S MOST RAPIDLY TRANSFORMING REGENERATION CORRIDORS.

Extending across a substantial and largely level plot, the site benefits from extensive frontage onto both Garrison Street and Landor Street, offering significant scope for a high-density, residential-led development scheme such as Build-to-Rent (BTR), Purpose-Built Student Accommodation (PBSA), or open-market apartments, subject to obtaining the necessary planning consents.

The site is supported by encouraging pre-application feedback from Birmingham City Council for a mixed-use residential/PBSA development (available within the data room).



ARTIST'S IMPRESSION OF PROPOSED DEVELOPMENT.

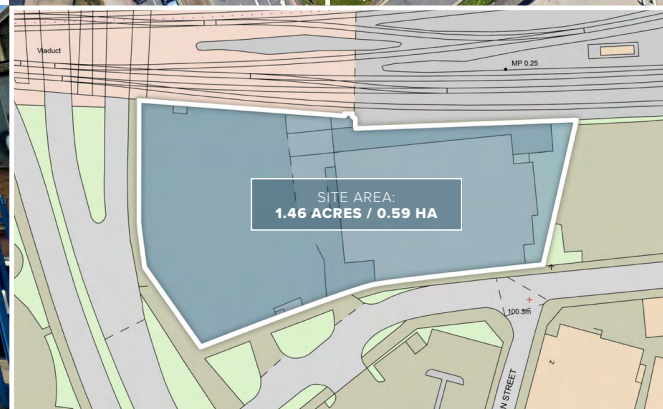
**LAND AT
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DESCRIPTION

THE PROPERTY COMPRISES A PROMINENT INDUSTRIAL AND YARD FACILITY OCCUPYING A ROUGHLY RECTANGULAR PLOT EXTENDING TO C. 1.46 ACRES (0.59 HA).

The site was formerly used for industrial and commercial storage purposes, including motor vehicle operations and yard storage. The existing warehouse building is positioned predominantly on the eastern portion of the site, while the western section comprises a substantial open storage and circulation yard.

The entire property currently operates as a car dealership. The property is occupied on an informal basis which can be terminated at any time. The site will be sold with vacant possession.



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SITUATION

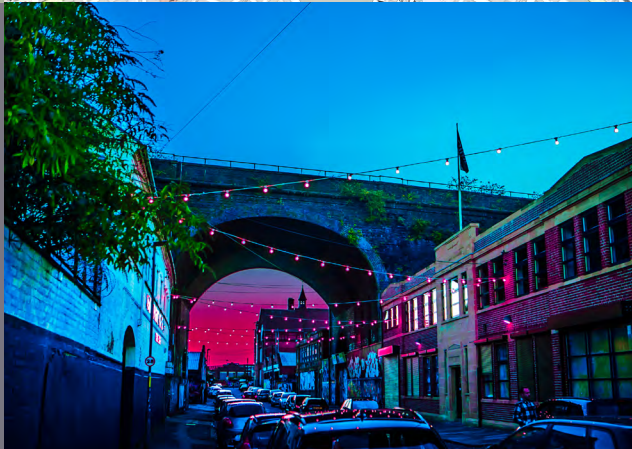
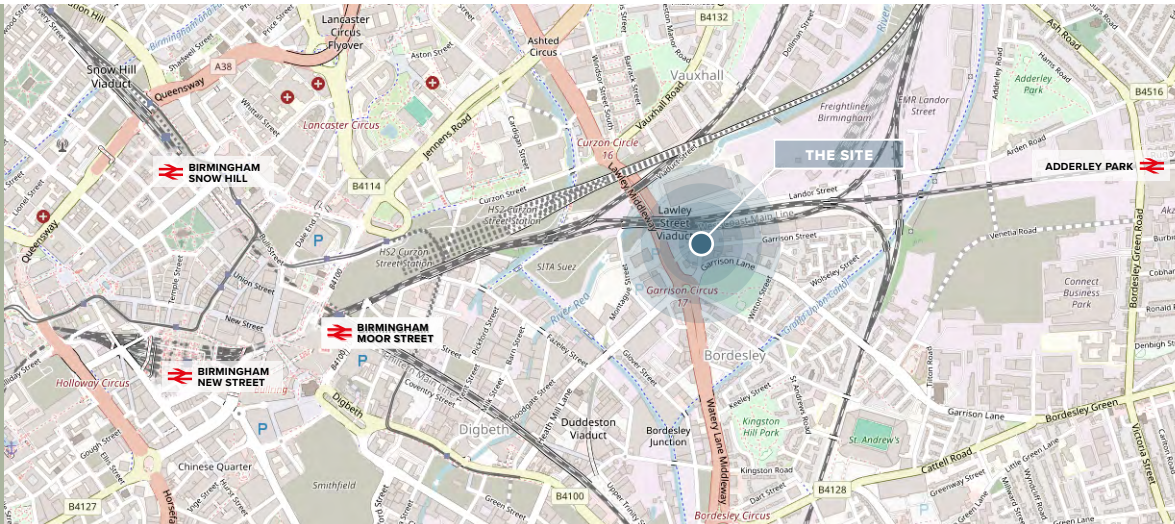
THE PROPERTY IS SITUATED APPROXIMATELY 1.0 MILE TO THE EAST OF BIRMINGHAM CITY CENTRE, WITHIN THE VIBRANT BORDESLEY AND DIGBETH FRINGE.

The site occupies a corner plot at the junction of Garrison Street and Landor Street, accessed via Garrison Street.

The location benefits from exceptional proximity to Birmingham's major higher education institutions, making it particularly well suited for student development.

The site is situated approximately 1.0 mile from Birmingham City University's (BCU) City Centre Campus at Eastside Locks and around 1.3 miles from Aston University campus. The University of Birmingham's Edgbaston campus is also easily accessible via direct transport links.

Birmingham city centre provides an outstanding array of retail, commercial, and leisure amenities. The iconic Bullring and Grand Central shopping complexes, as well as the creative hub of the Digbeth estate, offer extensive national retailers, independent boutiques, restaurants and cultural venues.



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TRANSPORT

There are bus stops located within 0.1 miles of the site along Garrison Street and Landor Street, offering frequent local services into Birmingham city centre, Solihull, and the surrounding residential districts.

Bordesley railway station is located approximately 0.4 miles to the south-west of the property, with Duddeston station situated 0.7 miles to the north. Birmingham Moor Street station is situated approximately 0.9 miles to the west, providing direct services to London Marylebone in approximately 1 hour 45 minutes.

Nearby Birmingham New Street station (approx. 1.2 miles) offers rapid rail connections across the country, including direct services to Manchester Piccadilly in c. 1 hour 30 minutes and London Euston in c. 1 hour 20 minutes. Furthermore, the future HS2 Curzon Street station interchange is located a short walk away, which will significantly reduce travel times to central London to around 45–49 minutes.

The site benefits from excellent vehicular accessibility, situated immediately adjacent to the A4540 Lawley Middleway (Middle Ring Road). This provides swift access via the A38(M) Aston Expressway to Junction 6 of the M6 motorway, located approximately 2.5 miles to the north, offering direct connections to the M5, M42, and the wider national motorway network.

Birmingham Airport is located approximately 8.5 miles to the east of the property via the A45, providing comprehensive domestic and international flight connections.



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PLANNING

The Local Planning Authority is Birmingham City Council.

While the historical use of the site falls under industrial and open storage uses, the vendor has engaged proactively with the local planning authority via a formal pre-application inquiry. Positive pre-application advice has been received supporting the principle of a major residential-led redevelopment scheme ranging from 611 units (213 BTR apartments and 398 PBSA beds) up to 641 units (221 BTR apartments and 420 PBSA beds).

Further details, including copies of the pre-application response and supporting architectural concepts are available in the dedicated data room.

Interested parties are encouraged to make their own detailed enquiries with Birmingham City Council's planning department regarding their specific scheme proposals.

TENURE

The property is to be sold freehold with vacant possession and subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The property currently occupies Title WM413190, WM678673, MM179951, WM678670 and WM415225, extending to circa 1.46 acres (0.59 hectares) gross.

SERVICES AND HIGHWAYS

We understand that all mains services are available to the property. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

VIEWINGS

Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.

VAT

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



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TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data room, available via the Avison Young website here:

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors 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 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

Please get in touch with the selling agents for more details. Offers are to be submitted in writing, using the bid proforma provided within the data room, together with any supporting information:

toby.moran@avisonyoung.com

joe.williams@avisonyoung.com

Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

CONTACT

For more information about this property, please get in touch:

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**AVISON
YOUNG**

Subject to Contract.
August 2026

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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.

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