

AVISON  
YOUNG

# FOR SALE FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION

FORMER LADYWOOD SOCIAL CLUB | LADYWOOD  
MIDDLEWAY | BIRMINGHAM | B16 8SY



[avisonyoung.co.uk/formerladywoodsocialclub](https://avisonyoung.co.uk/formerladywoodsocialclub)  
PROPERTY REFERENCE: **111138**



CG IMAGE OF PROPOSED SCHEME



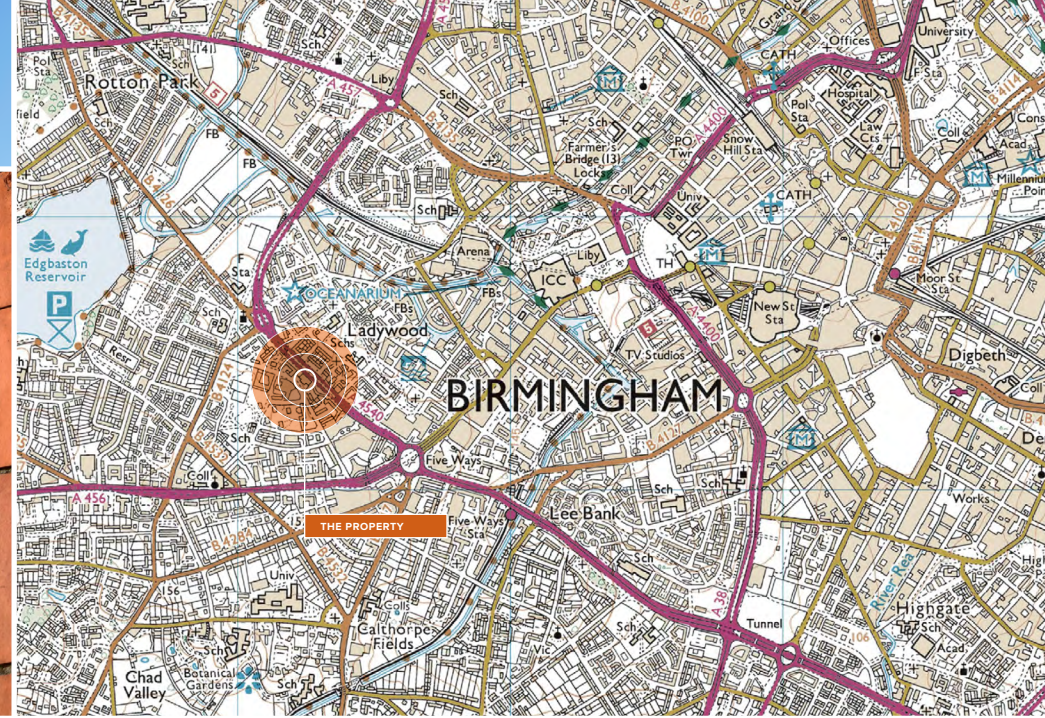
# HIGHLIGHTS

- | **FREEHOLD PROPERTY**
- | **SITE EXTENDING TO 0.5 ACRES (0.2 HECTARES) GROSS**
- | **EXCELLENT OPPORTUNITY TO ACQUIRE A PROMINENT FREEHOLD PROPERTY IN PROXIMITY TO BRINDLEYPLACE, FIVE WAYS AND BROAD STREET**
- | **PLANNING PERMISSION FOR THE ERECTION A 10 TO 16 STOREY TOWER COMPRISING 130 APARTMENTS**
- | **5% AFFORDABLE HOUSING REQUIREMENT WITH NO FURTHER S106 OR CIL OBLIGATIONS**
- | **UNCONDITIONAL OFFERS INVITED FOR THE FREEHOLD PROPERTY IN ITS ENTIRETY**





# LOCATION



**THE PROPERTY IS SITUATED WITHIN BIRMINGHAM'S LADYWOOD WARD, AN AREA SET FOR TRANSFORMATIONAL REGENERATION, LYING TO THE EAST OF THE CITY CENTRE CORE.**

More specifically the property lies between the junction of Ladywood Middleway (A4540), Leyburn Road and Ladywood Road. The property is surrounded by an established mix of residential and commercial uses, providing excellent access to local amenities including Broadway Plaza approximately 220m south east, a Morrisons superstore approximately 402m south east, and leisure and food & beverage operators on Fiveways and Broad Street (A456) approximately 560m east. Birmingham's primary retail district, centred around New Street, is within an approximate 25 minute walk (circa. 1.6km east).

The property is also in close proximity to Birmingham's core commercial areas, providing excellent access to national and international employment opportunity. Brindleyplace is situated approximately 660m east (circa. 13 minute walk), and the Paradise development is situated approximately 1.1km east (circa. 19 minute walk) of the property.

The opening of the Westside Extension of the Midland Metro in 2022 will position the property within circa. 10 minutes of Birmingham New Street Station, with the property being approximately 390m (circa. 7 minutes' walk) of the proposed Edgbaston Village tram stop, and 625m (circa. 9 minutes' walk) of the proposed Five Ways tram stop. This extension will provide a service every 6 minutes during peak times, with an 8 minute service off-peak and a 15 minute Sunday service.

Nearby rail travel can be accessed at Five Ways (13 minutes' walk), Birmingham New Street Station (15 minute tram journey) and the Jewellery Quarter (13 minute bus journey). Five Ways provides access to Bromsgrove, Sutton Coldfield, Lichfield Trent Valley and Redditch, whilst Birmingham New Street offers connections to London (1 hour 25 minutes' duration), Manchester (1 hour 27 minutes' duration) and Liverpool (1 hour 40 minutes' duration).

Junction 6 of the M6 Motorway at the intersection with the A38M is located approximately 5.16km from the property, and Junction 1 of the M5 motorway is located approximately 5.16km from the property via the A4540 and A41.



**OVER THE NEXT TEN YEARS THE AREA WILL BE UNRECOGNISABLE AS THE NEW DEVELOPMENTS BRING RESIDENTIAL APARTMENTS, LEISURE, OFFICES, PUBLIC REALM AND BETTER TRANSPORT LINKS.**



APPROXIMATE BOUNDARIES FOR INFORMATION PURPOSES ONLY

## LEGEND

- |   |                          |   |                                       |    |                |    |                     |
|---|--------------------------|---|---------------------------------------|----|----------------|----|---------------------|
| 1 | THE PROPERTY             | 5 | BIRMINGHAM LIBRARY & CENTENARY SQUARE | 9  | THE CUBE       | 13 | THE LANDSDOWNE      |
| 2 | UTILITA ARENA BIRMINGHAM | 6 | BRINDLEYPLACE                         | 10 | THE SQUARE     | 14 | FIVE WAYS STATION   |
| 3 | BT TOWER                 | 7 | THE BANK TOWER                        | 11 | BROADWAY PLAZA | 15 | PROPOSED METRO STOP |
| 4 | ONE SNOWHILL             | 8 | THE MERCIAN                           | 12 | FIVE WAYS      | 16 | NEW GARDEN SQUARE   |

# GAME-CHANGING DEVELOPMENTS



## NEW GARDEN SQUARE

(210M SOUTH)

New Garden Square is an ambitious regeneration proposal for redundant commercial assets on the Hageley Road in Edgbaston, Birmingham. The scheme, led by Calthorpe Estates, will deliver a mixed-use destination comprising approximately 618,000 sq. ft. of commercial space, with new offices, shops, restaurants and bars.

MODA Living & KKR have entered a development partnership to deliver 398 Build to Rent 1–3-bedroom dwellings over 3 new build blocks of 9 to 13 storeys – all set around an attractive garden square. The scheme is programmed for completion in December 2023.

## LADYWOOD REGENERATION

(30M NORTH EAST)

Across the Middleway from the subject property is the 153 acre (62 hectare) Ladywood Estate, an area identified by Birmingham City Council to undergo large scale regeneration over the ensuing 10 to 15 years. Avison Young have been appointed by the City Council to secure a development partner to deliver large scale residential-led regeneration.



## PORT LOOP | (680M NORTH)

Port Loop is an award-winning bespoke development within Birmingham City Council's Greater Icknield Masterplan. The regeneration will be delivered via a partnership between Urban Splash and Places for People, and occurs over 43 acres (17.4 hectares), delivering 1,150 new homes across a mix modular houses, townhouses, and apartments. The scheme, fronting approximately 1km of canal, will also deliver a strong retail, employment and leisure provision, including the redevelopment of 100,000 sq. ft. of industrial space to create Tubeworks, a social, community and cultural hub.

Port Loop is now an established community, a prime illustration of urban regeneration that is successfully transforming a historical secondary industrial location.



## THE SQUARE | (400M EAST)

The Square is a two-phase development brought forward by a partnership between Cortland Build UK and Taylor Grange Developments, and is situated at the south western extent of Broad Street in immediate proximity to Five Ways. Phase 1, to be known as 'Cortland Broad Street, is programmed for completion in 2024 and will provide 440 1- and 2-bedroom Build to Rent apartments across a 35-storey tower and 6-storey block, linked by a 1-storey podium. This phase will also provide approximately 12,000 sq. ft. of private amenity space.

Phase 2 will see the delivery of a 229 bedroom mid-range hotel across an 8-storey tower, with the provision of ground floor commercial space.

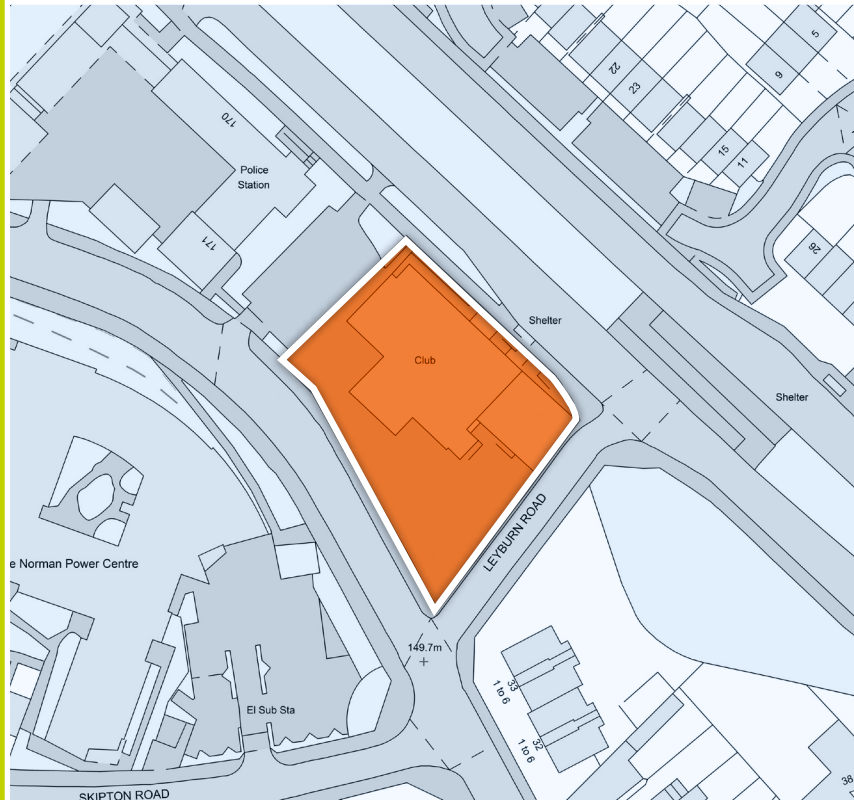
# THE PROPERTY

The freehold site measures approximately 0.50 acres (0.2 hectares) gross, benefiting from a tri-frontage at the intersection of Ladywood Middleway (A4540), Leyburn Road and Ladywood Road.

The property currently comprises an existing building, a derelict former social club, extending to circa 12,723 sq. ft. (1,182 sq. m.) (as designated within the current EPC Certificate), which

is surrounded by car parking. The existing premises will require demolition prior to the commencement of any development.

The boundary of the full extent of the property is delineated in orange on the adjacent site plan.



APPROXIMATE BOUNDARIES FOR INFORMATION PURPOSES ONLY





The property is within the jurisdiction of Birmingham City Council and benefits from an approved Full Planning Permission (App. Ref. No. 2021/05490/PA) for the *Demolition of existing Social Club to allow for the erection of a sixteen-storey residential block, comprising 130no. one-, two- and three-bedroom apartments; with ancillary landscaping and car parking provision.*

The permission is for the erection of an ‘L-shaped’ apartment block at the site’s north western corner, rising 16-storeys in the centre and 10-storeys at the north-western and south-western shoulders. An associated under-croft will provide 43 car parking and 10 motorcycle spaces. A further 16 car parking spaces are proposed on the ground floor.

The development will deliver 130 apartments across a policy compliant mix of 54 one-bedroom (41.5%), 64 two-bedroom (49.2%) and 12 three-bedroom (9.3%) apartments.

The total proposed Net Internal Area of apartment space equals circa. 99,625 sq. ft. (9,255.50 sq. m.)

The Planning Permission benefits from a signed Section 106 Agreement. This Agreement imposes a requirement for only 5% of the delivered housing to be affordable housing, however there are no further S106 or CIL obligations. This Agreement has been made available for consideration on the dedicated technical data room.

The Vendor has undertaken significant technical due diligence to support the approval of the subject planning permission for the property. This information will be made available to interested purchasers for consideration on the dedicated technical data room.

# PLANNING PROPOSALS



SITE VIEWED FROM THE MIDDLEWAY  
LOOKING SOUTH-WEST.

SITE VIEWED FROM JUNCTION OF THE MIDDLEWAY  
AND LETBURN ROAD



CG IMAGE OF PROPOSED SCHEME

# TENURE AND SERVICES

## TENURE

The property is to be sold freehold with vacant possession and in its current condition. Furthermore, the property is subject to all third-party rights, easements and statutory designations currently passing, and prospective purchasers must make their own enquiries in this regard.

The property comprises the extent of freehold title WM160290.

## EPC

An Energy Performance Certificate and Recommendations Report has been made available within the technical data room.

## 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 with the relevant statutory undertakers.

The Vendor has commissioned a Drainage Strategy which provides an assessment of existing public sewers and a strategy for surface and foul water disposal and system maintenance across the proposed development of the subject property. This information will be made available on the technical data room during the marketing process.

# METHOD OF SALE

## TECHNICAL DATA ROOM

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



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 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 a sale of the freehold interest in the entirety of the property on an unconditional basis. Conditional offers may also be considered.

All offers whether on a conditional or unconditional basis should be supported by satisfactory proof of funds and timescales for exchange and completion, including security offered for any deferred payments.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the anticipated timescales, scheme proposals including necessary drawings (for bids on a subject to planning basis), and further details of the purchasing company, including details of the financial standing of the company and track record of similar opportunities.

Offers are to be submitted via email, to include a covering offer letter with any supporting information to the selling agents:

[joe.williams@avisonyoung.com](mailto:joe.williams@avisonyoung.com)  
[mark.birks@avisonyoung.com](mailto:mark.birks@avisonyoung.com)

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

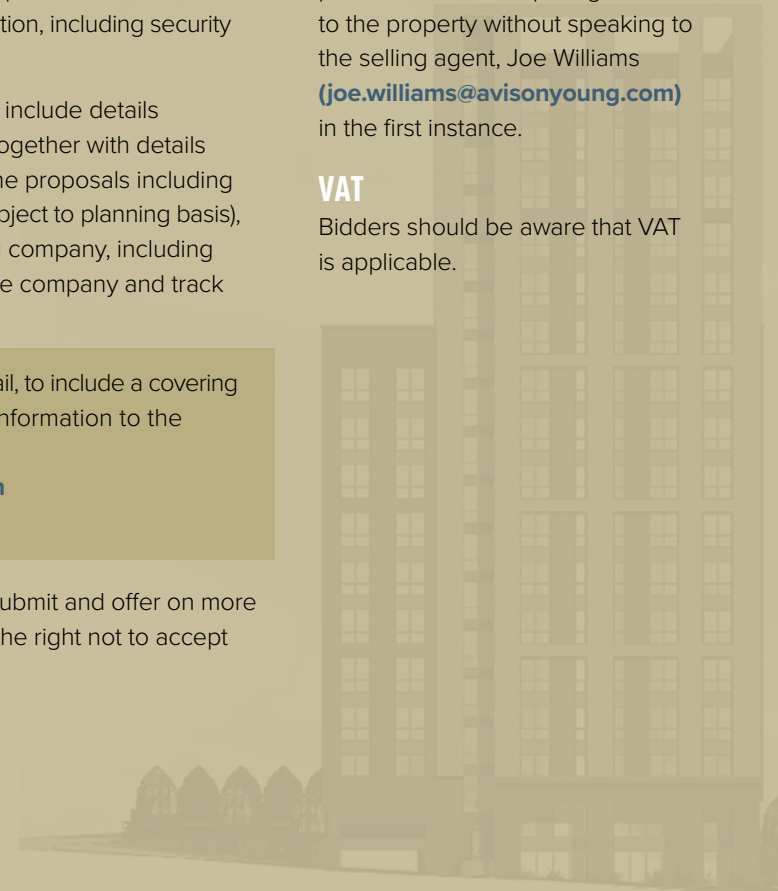
## VIEWING

The majority of the Property is visible from the pavement surrounding the site.

Avison Young request that interested parties do not attempt to gain access to the property without speaking to the selling agent, Joe Williams ([joe.williams@avisonyoung.com](mailto:joe.williams@avisonyoung.com)) in the first instance.

## VAT

Bidders should be aware that VAT is applicable.



# CONTACTS

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**Subject to Contract:**  
March 2022

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

