

AVISON
YOUNG



CGI OF PROPOSED DEVELOPMENT



**FOR SALE | FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY**

**LAND AT KINGFIELD HEATH BUILDING |
230 BRADFORD STREET | DIGBETH |
BIRMINGHAM B12 0RG**

08449 02 03 04
avisonyoung.co.uk/15098

HIGHLIGHTS



- **FREEHOLD SITE** EXTENDING TO **1.43 ACRES** (0.58 HECTARES) GROSS
- **PLANNING PERMISSION** FOR THE DEMOLITION OF THE EXISTING KINGFIELD HEATH BUILDINGS AND ERECTION OF **237 RESIDENTIAL UNITS** VARYING BETWEEN 5 AND 8 STOREYS TOGETHER WITH **71 CAR PARKING SPACES** AND ASSOCIATED WORKS
- APPROXIMATELY **0.5 MILES FROM THE BULLRING** AND **BIRMINGHAM CITY CENTRE** AMENITIES



UNCONDITIONAL OFFERS
INVITED FOR THE
FREEHOLD INTEREST

LAND AT **KINGFIELD HEATH BUILDING**
230 BRADFORD STREET | DIGBETH | BIRMINGHAM | B12 0RG

LOCATION

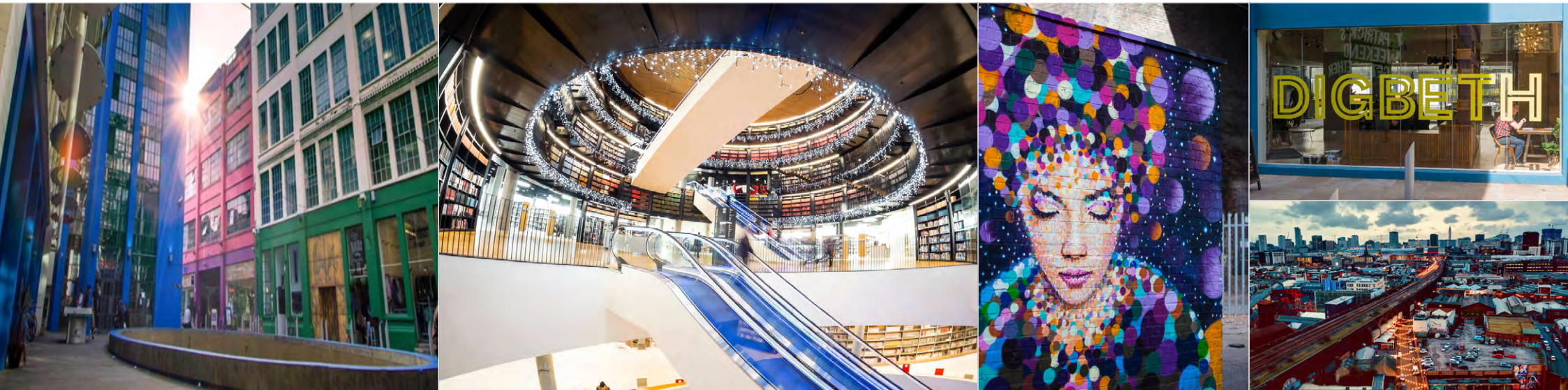
The property is situated in the Digbeth district of Central Birmingham, around 0.5 miles south of the Bullring and other city centre amenities. More specifically the property is situated on Bradford Street with the rear of the site being accessed via Warwick Street.

Digbeth has a traditional industrial heritage which is undergoing considerable residential redevelopment. Surrounding uses include residential apartment schemes and various commercial properties to include car repair specialists, manufacturing premises and public houses.

The site is within a short distance of several Ofsted rated schools, both primary and secondary. The property is situated in the heart of the local transport network. By road, the property is situated only 3.6 miles from Junction 6 of the M6 motorway, 7.4 miles from Junction 3 of the M5 motorway and 9 miles from Junction 6 of the M42 motorway, via excellent local road connections from the A4540 ring road, A38 and A456. In 2015, Birmingham New Street Station completed a £650 million refurbishment and offers a recognised interchange station with peak time journey times to London of 1 hour 23 minutes.

Situated only 0.9 miles from the property, the station is the busiest in the UK, outside of London with more than 140,000 people passing through daily. The property is also 0.7 miles from Moor Street Station and 1.1 miles from Snow Hill Station, both offering local stopping services. In February 2017, HS2 was granted Royal Assent allowing phase 1 construction to begin. Journey times from the proposed Curzon Street station (0.9 miles from the property) are proposed to be reduced to 49 minutes. The property will benefit from the additional phase of the Midland Metro Tram extension which is proposed to stop at Deritend High Street.

EMERGENT RESIDENTIAL AREA WITH A STRONG TRADITIONAL INDUSTRIAL HERITAGE



LOCATION

- 1 The Mailbox
- 2 The Hippodrome
- 3 The Cube
- 4 Brindleyplace and Ikon Gallery
- 5 Arena Birmingham
- 6 John Lewis & Partners
- 7 Birmingham New Street Station
- 8 Birmingham Symphony Hall, The Rep and ICC Birmingham
- 9 Paradise Circus
- 10 Birmingham Town Hall and Museum & Art Gallery
- 11 The Bull Ring
- 12 Selfridges
- 13 The Rotunda
- 14 Moor Street Station
- 15 St Philip's Cathedral and Colmore Row
- 16 Jewellery Quarter
- 17 Birmingham Bus Station
- 18 Connaught Square
- 19 The Custard Factory
- 20 Fabrick Birmingham



BIRMINGHAM

A truly global city and the second largest in the UK, Birmingham will host the Commonwealth Games in 2022 and will benefit from improved accessibility with the delivery of HS2.

RECORD YEAR

FOR INVESTMENT
IN 2017 AND

No.1

IN THE UK FOR
INVESTMENT PROSPECTS
OUTSIDE LONDON

[SOURCE: BOMF]

HEART OF THE MIDLANDS
ENGINE FOR GROWTH
AND FIRMLY ESTABLISHED
AS THE

UK's SECOND CITY

YOUNGEST CITY

IN EUROPE WITH

40%

OF THE POPULATION
UNDER 25

[SOURCE: BOMF]

5.8M

PEOPLE IN THE
WEST MIDLANDS

[SOURCE: BOMF]

First

IN THE UK FOR NEW
BUSINESS START-UPS

[SOURCE: BOMF]

4 MICHELIN STARRED RESTAURANTS

HOME TO

75,000

COMPANIES

£120BN

REGIONAL ECONOMY

[SOURCE: BOMF]

PHASE 1 OF HS2 WILL CONNECT
LONDON EUSTON TO
BIRMINGHAM NEW
STREET IN JUST

49 MINUTES

4 FIRST CLASS UNIVERSITIES

HOME OF THE
2022
COMMONWEALTH
GAMES

No.1

IN THE UK FOR

QUALITY OF LIFE

MORE ACRES OF PARKLAND
THAN ANY OTHER UK CITY

[SOURCE: BOMF]

2017

WAS THE MOST SUCCESSFUL
TOURISM YEAR IN HISTORY,
WITH

41.8m

VISITORS SPENDING

£7.1BN

[SOURCE: WEST MIDLANDS
GROWTH COMPANY]

DESCRIPTION



The boundary of the site is delineated in white on the adjacent site plan and is measured to be approximately 1.43 acres (0.58 ha) gross.

The site currently comprises derelict buildings together with a surfaced yard with a primary frontage to Bradford Street to the south and further frontage to Warwick Street to the north. The west of the site is bounded by a residential apartment building at the intersection of Bradford Street with Alcester Street and a derelict building at 234-6 Bradford Street.

The east of the site is bordered by commercial premises and a conference and banqueting centre.

The existing building comprises a derelict former warehousing facility with floor plate covering the majority of the site. The high point of the site is in the south east corner with levels falling across the site to a low point in the north west corner.

The current vehicular access is available from Warwick Street into the existing yard and also via loading door access. We understand the proposed scheme to incorporate a primary vehicular access from Warwick Street, with secondary access from Bradford Street.

↓ THE SITE FROM BRADFORD STREET

↓ WARWICK STREET ELEVATION

↓ ADJACENT PREMISES



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BIRMINGHAM | B12 0RG

BRADFORD STREET IS SET IN THE HEART OF DIGBETH, ONCE BIRMINGHAM'S INDUSTRIAL QUARTER, NOW A HUB OF CULTURE AND CREATIVE ENTERPRISE.

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TENURE, PLANNING & SERVICES

Tenure

The property is to be sold freehold in its current condition.

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.

Planning

The property benefits from planning permission for the demolition of the existing Kingfield Heath buildings and erection of 237 residential units varying between 5 and 8 storeys together with 71 car parking spaces and associated works in accordance with planning application Ref 2016/08444/PA.

The planning permission is subject to a Section 106 agreement which makes the following index linked provisions:

- Affordable Housing Sum: £500,000
- Public Realm Sum: £125,680

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.

CONTEMPORARY URBAN LIVING
IN EUROPE'S YOUNGEST CITY.

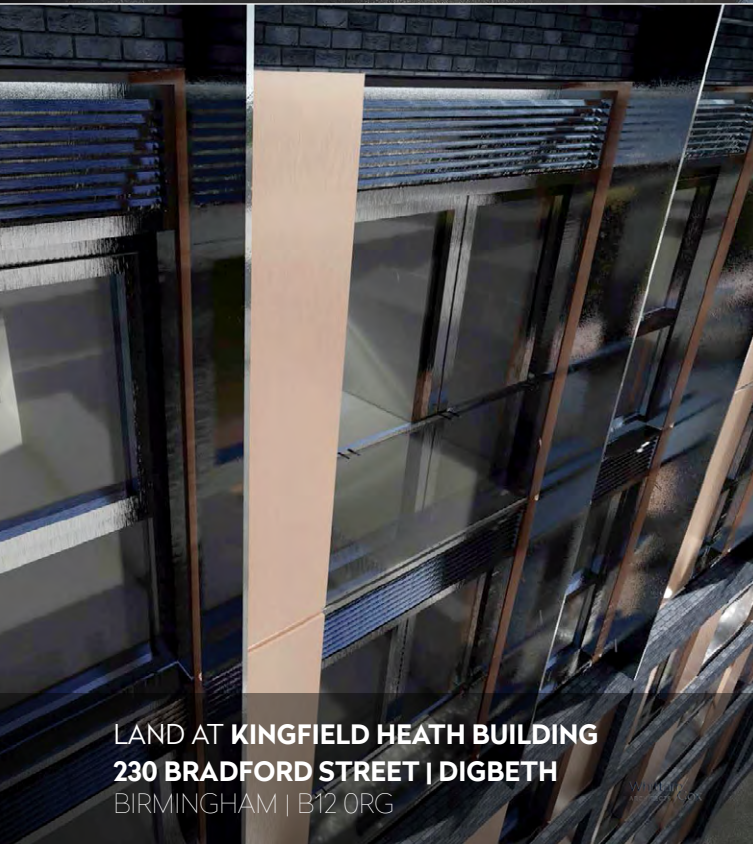
PROPOSED SOUTH WEST ELEVATION | BRADFORD STREET



PROPOSED NORTH EAST ELEVATION | WARWICK STREET



METHOD OF SALE



LAND AT KINGFIELD HEATH BUILDING
230 BRADFORD STREET | DIGBETH
BIRMINGHAM | B12 0RG

Sales Information Pack

A Sales Information Pack is available via the Avison Young website:

kingfieldheathbuilding.avisonyoung.co.uk

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Basis of Offers

The Vendor has a strong preference for a sale of the freehold interest in the entire 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.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the timescales, scheme proposals (for bids on a subject to planning basis) and further details of the purchasing company.

Interested parties are permitted to submit an offer on more than one basis. Offers are to be submitted using the bid proforma that is available within the data room.

The bid proforma, together with any supporting information, must be submitted to the selling agents **lucinda.hancock@avisonyoung.com** and **charles.davis@avisonyoung.com**

Our client reserves the right not to accept the highest or any offer received.

Viewing

All parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections. We would request discretion in the event interested parties undertake any roadside inspections of the property.

VAT

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

EPC

Energy Performance Certificates have been commissioned and are intended to be made available on the technical data room during the marketing process.

Subject to contract.

THE PREFERENCE IS FOR SALE OF THE
FREEHOLD INTEREST IN THE ENTIRE PROPERTY
ON AN UNCONDITIONAL BASIS.

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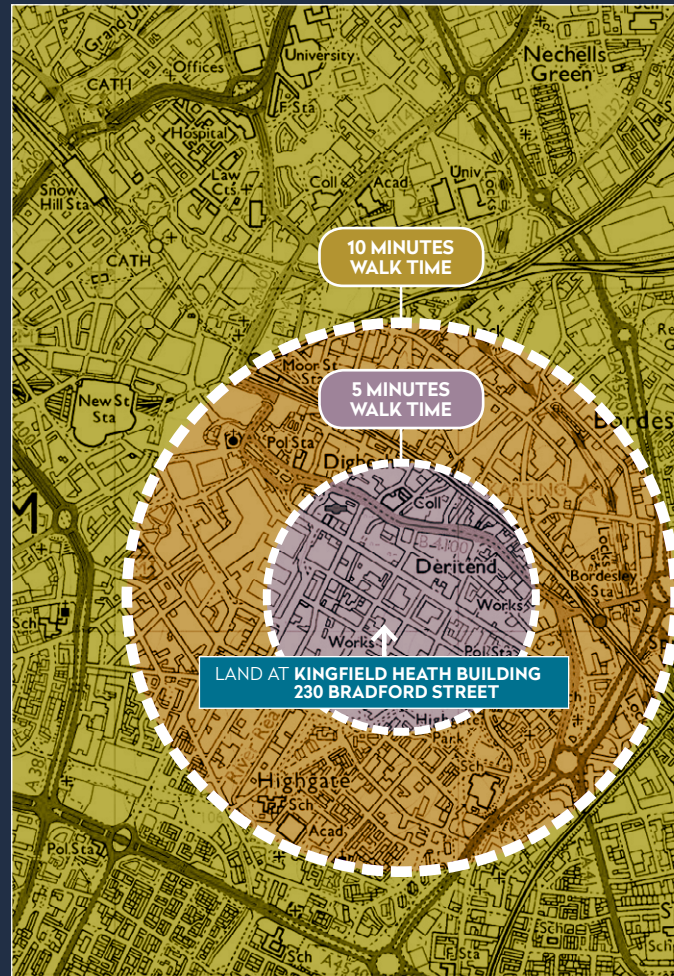
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August 2019

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