



APPROXIMATE BOUNDARIES FOR IDENTIFICATION PURPOSES ONLY.

**PROMINENT FREEHOLD PROPERTY WITH
RESIDENTIAL DEVELOPMENT POTENTIAL STPP**

PERRY BARR | BIRMINGHAM | B42 2TP





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PHASE

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PERRY BARR

LAND AT
WELLHEAD LANE
AND ALDRIDGE ROAD
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HIGHLIGHTS

- ▶ OPPORTUNITY TO ACQUIRE A PROMINENT SITE WITH POTENTIAL FOR A RESIDENTIAL-LED DEVELOPMENT (STP).
- ▶ SITE AREA EXTENDING CIRCA. 21.1 ACRES (8.54 HECTARES) GROSS.
- ▶ SITE PREVIOUSLY BENEFITED FROM A RECENTLY EXPIRED PLANNING PERMISSION FOR UP TO 500 RESIDENTIAL UNITS.
- ▶ UNCONDITIONAL AND CONDITIONAL OFFERS INVITED FOR THE FREEHOLD PROPERTY IN ITS ENTIRETY.

LOCATION

THE SITE PROMINENTLY FRONTS THE A453 ALDRIDGE ROAD, HOLFORD DRIVE AND WELLHEAD LANE AND IS A SHORT WALK FROM PERRY BARR RAILWAY STATION.

The site comprises two parcels, alongside the A453 Aldridge Road with multiple points of vehicular and pedestrian access. The northern parcel is located next to Doug Ellis Sports Centre and the recently constructed Prince Albert High School, whereas the southern parcel is situated directly opposite Phase 1 of the Perry Barr Residential Scheme, to the east of Wellhead Lane.

The property benefits from excellent local amenities nearby, including the One Stop Shopping Centre incorporating an ASDA superstore, Superdrug, Costa and KFC and other retail, clothing and food stores. Other local amenities include the Alexander Stadium (with year-round community use), Perry Barr Greyhound Stadium and two mature parks – Perry Park and Perry Hall Park – all of which are easily accessible.

Phase 1 of the Perry Barr Residential Scheme forms a core part of a wider £700m+ Perry Barr Regeneration programme which has already delivered significant transformation, and is opposite the subject property, on the site of the former Birmingham City University



Campus. The residential scheme is being delivered in phases with Plots 6, 7, 8 and 9 already constructed. Plots 7 and 8 were sold to Legal and General Affordable Homes in December 2024, with further sales of the remaining plots anticipated to take place in 2025 and 2026.

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. It is an increasingly thriving community and a destination of choice with strong foundations for future growth, all of which are set out in the Perry Barr 2040: A Vision for Legacy masterplan vision.

The site is a short walk and less than 0.5 miles from the new Perry Barr Rail Station/bus interchange, with regular connections to the local and wider surrounding area. Birmingham New Street (approximately 15 minutes' duration), Walsall (approximately 17 minutes' duration) and Wolverhampton (approximately 50 minutes' duration), all have direct links.

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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THE PROPERTY

THE PROPERTY COMPRISES A PARTIALLY CLEARED DEVELOPMENT SITE OF C21.1 ACRES (8.54 HECTARES), IRREGULAR IN SHAPE, SPREAD ACROSS TWO MAIN PARCELS.



LEGEND

- | | | | |
|----------|---------------------|------------------------------------|-------------------|
| A | HOLFORD CORNER | — | SITE BOUNDARY |
| B | THE COPPICE | - - - - | PARCEL BOUNDARIES |
| C | WELLHEAD LANE SITE | | |
| D | FORMER BUS GARAGE | | |
| E | OSCOTT GARDENS SITE | | |

THE NORTHERN PARCEL HOLFORD CORNER AND THE COPPICE

The northern parcel comprises an area of land on the corner of **HOLFORD DRIVE** and **ALDRIDGE ROAD**. The site has recently been used as a temporary car park with surfacing comprising gravel and concrete hardstanding. Birmingham City Council will continue to occupy this area under a licence agreement as the site will be used as a compound to facilitate the highway improvements to the Junction of Aldridge Road and Holdford Drive.

The area known as **THE COPPICE** is situated to the south of Holford Corner and can be accessed from Aldridge Road to the north-west and Wellhead Lane to the south-west.

The site currently comprises gravel and bituminous surfaced areas associated with the Doug Ellis Sports Centre temporary car park within the north and centre of the site. Bituminous and paved surfaced car parking areas associated with former student accommodation are located within the south-east of the site. A disused laundry building and an electricity sub-station are the only buildings to remain following demolition.

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THE SOUTHERN PARCEL

WELLHEAD LANE, BUS GARAGE AND OSCOTT GARDENS

The **WELLHEAD LANE SITE** is located on the east side of Wellhead Lane and comprises two parcels of land, which are dissected by the main access road into the adjacent, former bus garage. The two parcels have been fenced off with permanent steel fencing with access gates installed on the western boundary with Wellhead Lane and along the southern boundary with Oscott Road.

The site of the **FORMER BUS GARAGE** is located to the east of Wellhead Lane and is accessed via two access roads, leading from Wellhead Lane. The site is currently vacant and in a state of disrepair following the relocation of the former occupier to a new site to the south. The central section of the site is occupied by the bus garage and office building with peripheral areas comprising hardstanding.

The **OSCOTT GARDENS SITE** comprises a former student block of residential accommodation which is accessed via a gated entrance located at the eastern end of Oscott Road. A tarmac surfaced access road dissects the site from south to north with a single storey welfare block in the south-west corner of the site and tarmac car parking areas covering the remainder of the western half of the site. The central access road leads to a pedestrian walkway through the northern boundary of the site.

The eastern half of the site is the location of nine accommodation blocks of three and four storey brick construction, eight of which are set around a central, crescent shaped courtyard. We understand the buildings are being used as temporary housing, anticipated to be occupied until April 2028. A temporary, stone surfaced car park is located within the south-eastern area of the site.



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PLANNING

The site falls under the jurisdiction of Birmingham City Council and forms a critical part of the *Perry Barr 2040: A Vision for Legacy* Masterplan. The Masterplan is a strategic framework that sets the delivery parameters for Perry Barr 2040 Programme. It will shape the future of Perry Barr by serving as a framework for future policy and decision-making. It also provides a 'strategic case' to support both public and private sector investment. It is supported by partners and stakeholders, will enable economies of scale across the area and the programme, and will maximise benefits from current and future projects within the Masterplan area and more widely.

Further details relating to the Perry Barr 2040 Masterplan can be found here:

The property was previously granted planning permission under planning reference: 2019/03020/PA for *Outline application for residential dwellings and a new secondary school with sixth form with all matters reserved.*

The permission was granted on 1st August 2019. The secondary school was subsequently delivered and opened as Prince Albert High School in September 2021. The residential consent was not implemented, and we are advised the planning consent has now lapsed. The previous consent was not detailed, however the Design and Access statement indicated that the site could deliver upto 500 residential units, comprising a split of 90% houses and 10% low rise apartments.

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TENURE AND SERVICES

TENURE

The property is to be sold freehold and 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.

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. All available and relevant documentation will be made available within the technical data room.



METHOD OF SALE

TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data room 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.

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BASIS OF OFFERS

THE PROPERTY IS BEING SOLD AS SEEN IN ITS CURRENT CONDITION ON AN INFORMAL TENDER BASIS.

The Council have a preference for a sale of the freehold interest in the entirety, with a sale concluding prior to 31 March 2026. However all, variant proposals will be considered and BCC would remain interested in any. We would welcome any conditional and/or unconditional offer. Bidders are welcome to bid on both bases.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the anticipated timescales and further details of the purchasing company, including details of the financial standing of the company and track record on similar opportunities. Offers subject to planning should include an indicative scheme layout to illustrate the delivery of the proposed planning permission and the potential housing outputs.

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

joe.williams@avisonyoung.com and
mark.birks@avisonyoung.com.

Interested parties are permitted to submit an offer on more than one basis. It is anticipated that some parties may wish to make an offer with and without the inclusion of Oscott Gardens, identified as Plot E on the plans. Our client reserves the right not to accept the highest or any offer received.

Bidders may also consider the inclusion of an EV charging station. Interest has been received from the West Midlands Combined Authority (WMCA) to promote and include a scheme of c. 20 charging points within an optimal 1 acre site to include supporting amenity uses and car parking /waiting. WMCA have a preference to be located in a prominent position on the frontage of the Aldridge Road.

There is no commercial or planning obligation to include this EV charging station and WMCA will pay a Market Value commensurate with the residential land values proposed by bidders.

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FURTHER INFORMATION

VIEWING

All parties wishing to inspect can view parts of the site from the public highway. Anyone wishing to have an accompanied walk of the site, please make prior arrangements with Avison Young. It is intended that a number of viewing days will be arranged.

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

VAT

All offers are to be made net of VAT which will not apply to this transaction.



CONTACTS

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**AVISON
YOUNG**



Property reference:

avisonyoung.co.uk/Phase2PerryBarr

CGI OF CONSENTED SCHEME.
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IMPORTANT NOTICE

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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.

Subject to Contract.

June 2025

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