

FOR SALE

# Malcolm Locker Youth Centre

Rowden Drive, Wylde Green, Birmingham B23 5UR

Lambert  
Smith  
Hampton



On Behalf of:

what3words luck.cargo.tones

 Birmingham  
City Council

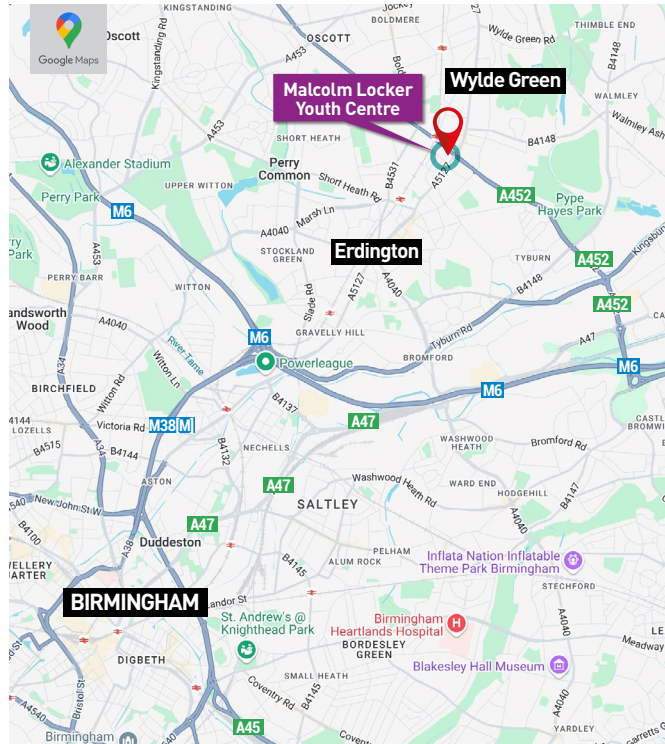
## Former Youth Centre for Sale

Site extends to approx. 0.83 acres (0.34) hectares



# Summary

- ✓ Located in the ward of **Erdington**.
- ✓ **Approx. 5 miles North East** from Birmingham City Centre.
- ✓ Formerly used as a youth/community centre.
- ✓ Available on a **250-year long-leasehold** with **vacant possession**.
- ✓ Site Approx. **0.83 acres (0.34) hectares**.
- ✓ **Offers are invited** by way of informal tender on an unconditional basis for a **250 year long-lease at a peppercorn rent**, with a restricted user clause to a community use or a mixed community / affordable housing development.
- ✓ Informal tender bid **deadline 2pm on Friday 17th October 2025**.



# Location

The property is located in the ward of Erdington, approximately 5 miles north-east of Birmingham city centre. The property is located to the northern side of Rowden Road, with vehicular access from Rogerfield Road. The immediate area comprises mostly semi-detached and terraced dwellings. Within such a short distance to the north, there are several retail and café / restaurant operators situated along Birmingham Road. Additionally, Abbeyfield's Park is a short distance to the south of the property.

There are several bus stops located within walking distance of the property along Chester Road, with The Yenton bus stop located 5 minutes walk (0.2m) from the property. The property is situated a short distance from Chester Road (A452), which in turn provides direct access to the J5 M6 Motorway, circa. 3 miles to the south-east. The nearest train station is Chester Road station, which is located 0.4 miles north-west.



Red line site boundary for indicative purposes only

# Description

The subject property comprises a detached single-storey youth centre of traditional brick construction beneath a pitched felt covered roof. We were unable to internally inspect the building, but we understand it is in a poor state of repair and condition.

Externally, there is a small tarmac surfaced area to the western elevation with a small lawned area to the southern elevation, which is enclosed by metal fencing. The property also incorporates a hard surfaced car park, with approx. 20 car parking spaces, as well as providing vehicular access to the youth centre from Rogerfield Road.

# Proposal

Offers are invited by way of informal tender on an unconditional basis for a 250 year long-lease at a peppercorn rent, with a restricted user clause to a community use or a mixed community / affordable housing development.



# Tenure

The property will be sold by way of **250 year long-lease at a peppercorn rent**, with a restricted user clause to a community use or a mixed community / affordable housing development.

**Informal tender bid deadline 2pm on Friday 17th October 2025.**

# Viewing

Purchasers will need to rely on an external viewing of the property only. Internal access cannot be permitted.

On Behalf of:



# Contact

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