

FOR SALE
FREEHOLD

**PRIME
REDEVELOPMENT
OPPORTUNITY**
(STPP)

**HARBORNE
POLICE STATION**
ROSE ROAD
BIRMINGHAM
B17 9LL



**AVISON
YOUNG**



HIGHLIGHTS

FORMER HARBORNE POLICE STATION FREEHOLD



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- ▶ Rare opportunity to acquire a **substantial site with redevelopment potential** (STPP) in the much sought after suburb of Harborne
- ▶ Comprehensive site area extending circa **1.62 acres (0.65 hectares)** gross
- ▶ Situated within a **desirable residential location** with excellent proximity to Harborne High Street and its quality amenities
- ▶ To be sold with **vacant possession**
- ▶ Suitable for a **range of uses** (STPP)
- ▶ **Conditional and Unconditional offers invited** for the freehold interest in the property in its entirety

SITUATION

THE PROPERTY LIES ON ROSE ROAD APPROXIMATELY 250M NORTH OF HARBORNE HIGH STREET, IN BIRMINGHAM.

It resides within a predominantly residential area featuring a mix of Victorian housing, modern three-storey townhouses, and mid-to-late 20th century apartments. Within a convenient 5-minute walk to Harborne High Street, where there are various retail amenities including Waitrose, Marks & Spencer, and Sainsbury's Local, alongside popular restaurants and bars.

Access to the property is via Rose Road, with the A456 Hagley Road situated circa 1.1km north (a 3-minute drive), a main arterial route connecting to the M5 Motorway approximately 4.7km west. Birmingham City Centre is approximately 3.5 km from the property.

Excellent public transport links are also available inclusive of regular bus services. University Railway Station is just 1.4 km south east, offering direct services to Birmingham New Street (8-minutes), and in-turn, connections to London Euston (1 hour 20 minutes), and Manchester Piccadilly (1 hour 28 minutes). It also serves local destinations such as Bromsgrove (23 minutes), Redditch (30 minutes), and Lichfield Trent Valley (51 minutes).



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BOASTING A WEALTH OF QUALITY AMENITIES, HARBORNE IS ONE OF BIRMINGHAM'S MOST SOUGHT AFTER PLACES TO LIVE.

Some notable examples include Queen Elizabeth Hospital, Priory Tennis Club Edgbaston, Edgbaston Cricket Club, Harborne & Edgbaston Golf Clubs, and Birmingham Botanical Gardens.

The local area is well served by a strong offering of independent and state educational institutions at both primary and secondary levels, with the prestigious University of Birmingham also close by. Nearby educational options include Harborne Primary School (State, rated OFSTED Outstanding), Harborne Academy (State, rated OFSTED Good), and Blue Coat, Priory, Edgbaston High School and Hallfield Independent Schools.

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LEGEND

- | | |
|----------------------------|--|
| 1 FARQUHAR ROAD | 8 BIRMINGHAM CITY CENTRE |
| 2 UNIVERSITY OF BIRMINGHAM | 9 BOTANICAL GARDENS |
| 3 QUEEN ELIZABETH HOSPITAL | 10 UNIVERSITY OF BIRMINGHAM: CITY SOUTH CAMPUS |
| 4 HARBORNE HIGH STREET | 11 EDGBASTON STADIUM |
| 5 OLD FIRE STATION | 12 THE PRIORY CLUB |
| 6 ST MARY'S ROAD | 13 HARBORNE ACADEMY |
| 7 WAITROSE & PARTNERS | 14 BLUE COAT SCHOOL |

SITE CONTEXT

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THE PROPERTY

DESCRIPTION

The property comprises a site of approximately 1.62 acres (0.65 hectares) supporting the former purpose-built Harborne Police Station, made up of a 3-storey main building fronting onto Rose Road, reducing to 2-storeys at the rear, and an ancillary single storey garage premises to the west of the site.

The existing accommodation extends to approximately 4,059 sq m (43,691 sq ft) gross across two principal blocks. Internally, the property comprises office space of varying sizes and supplemental storage space.

The northern part of the site supports a former filling station comprising two below ground petrol tanks and one below ground diesel tank, all of which have been

decommissioned. A further below ground diesel tank is situated in the southern part of the site to the rear (west) of the southern building of Block A, serving the back-up generator situated within Block A. Detail regarding these tanks has been provided within the data room and the Phase 1 Environmental Survey provided within. Purchasers must make their own enquiries and investigations to satisfy themselves in this regard.

The property currently benefits from two access/egress points to either side of the Rose Road frontage. There is ample parking provision to the centre, eastern, and north western boundaries of the site. The boundary of the property is delineated by the white line in the plan below.



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ACCOMMODATION

The Vendor has provided approximate floor areas for the property, extending 4,059 sq m (43,691 sq ft) gross. Floor plans have been made available within the data room.

The floor area measurements have not been verified by Avison Young nor Ogle Property in our capacity as agents for the Vendor, and prospective purchasers should make their own enquiries in this regard.

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PLANNING

The property is within the planning jurisdiction of Birmingham City Council and is categorised as Sui Generis under the Town and Country Planning (Use Classes) Order 1987 (as amended). Any alteration in its use would therefore necessitate planning permission.

The site is not allocated for a specific use in the Birmingham Development Plan and would be considered as previously developed (brownfield) land within the built-up urban area. The property is also situated in a highly sustainable area, and both national and local policies encourage sustainable development and the repurposing of brownfield land. The property could therefore lend itself to a variety of uses (STPP) including both residential and commercial redevelopments. Notably, Birmingham's November 2023 5-year housing land supply stood at 4.25 years, representing a shortfall against the council's delivery requirement.

Whilst the site itself is not within a Conservation Area, the proximity of Moor Pool Conservation Area (approximately 50m west) and a Statutory Listed Building ('Fire Station and Station Cottages') (50m south) should be considered.

The property falls within the scope of Birmingham City Council's adopted Community Infrastructure Levy (CIL) charging scheme, which imposes charges for certain types of development such as retail (>2,000 sq m), residential, student accommodation, and hotel development.

Birmingham City Council's Birmingham Development Plan Policy TP31 seeks that residential developments of 15 dwellings or more allocate 35% of delivered units as affordable homes.

The Vendors have undertaken a Planning Appraisal to inform the bidding process. The information is available to interested parties for information purposes only within the data room.



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TENURE AND SERVICES

TENURE

The property is to be sold freehold, with vacant possession 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.

The property currently occupies the extent of Freehold Title MM136656 and WM460629.

EPC

The property has an energy performance operational rating of C (52) and is valid until 8 May 2034. The Energy Performance Certificate has been made available on the technical data room.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

Statutory service plans, and indicative private services and utilities for the site (where available), and a topographical survey are provided within the data room.

VIEWING

All parties wishing to inspect the property are required to make prior arrangements with Avison Young and Ogle Property. It is intended that a number of viewing days will be arranged.

Interested parties should 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.



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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 and Ogle Property in their capacity as advisers to the Vendor. This has been compiled from information supplied by the Vendor 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.

Both the Topographical Survey and Phase 1 Environmental Survey provided within the data room are assignable to the purchaser and their funder, as necessary. Any further assignments would be subject to a charge. Access to the data room will be monitored and provided by Avison Young and Ogle Property.

VAT

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

BASIS OF OFFERS

CONDITIONAL AND UNCONDITIONAL OFFERS ARE INVITED FOR THE FREEHOLD INTEREST IN ITS ENTIRETY.

The property is being sold as seen in its current condition with vacant possession on an informal tender basis. Both conditional and unconditional offers will 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 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 on similar opportunities.

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

josh.dennis@avisonyoung.com

joe.williams@avisonyoung.com

toby.moran@avisonyoung.com

alfred.bartlett@ogle-property.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.

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IMPORTANT NOTICE

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4) All prices quoted are exclusive of VAT.
5) Avison Young & Ogle Property shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young & Ogle Property.

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 Buyer/funder/lessee.

June 2024. Subject to Contract.

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