

# For Sale

DIO HQ Site  
Kingston Road/Rectory Road  
Sutton Coldfield  
West Midlands  
B75 7NY

September 2020



## Highlights

- Prime Residential Development Opportunity (STP)
- Freehold site extending to 3.26 ha (8.06 acres) gross
- Outline planning application awaiting determination
- Indicative density of 135 dwellings
- Unconditional offers invited for the freehold interest (STP)
- Informal tender deadline 12.00 noon 30th October 2020

## Location

The site is located approximately 1.5 miles to the east of Sutton Coldfield town centre within established residential surroundings.

The area is well served by amenities with schools, shops, health facilities, sports, leisure and public parks all within close proximity.

The site is located a short distance from the A38 and M6 Toll Road with easy access to the M42 and M6 motorways. Birmingham city centre is approximately 8.5 miles to the south west, Coventry is approximately 21 miles to the south east and Nottingham is approximately 45 miles to the north east. National rail services are available at Sutton Coldfield station.

## Description

The site extends to approximately 3.26 ha (8.06 acres) gross. The main structure on site is a large three storey office building located towards the northern end of the site. Single and two storey buildings extend southwards through the site from the main building. Surface car parking occupies the northern most element of the site and the eastern element of the site, running

to almost the full length of the eastern boundary. The remainder of the mainly comprises landscaped grassed areas interspersed with trees.

The southern boundary has a direct road frontage to Rectory Road. This extends to the east of the main body of the site incorporating a grass verge and footpath outside of the fenced boundary. The remainder of the site is bounded by existing residential development on three sides. The current site access is from Kingston Road to the north which is approached through a modern housing estate constructed approximately 10 years ago.

## Tenure

The property is to be sold freehold with vacant possession, subject to a short leaseback. The property is sold subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

## Services

We understand that mains all mains services are available to the property. The results of service investigations will be made available on the Avison Young data room which has been set up to support this disposal, as detailed below. However, prospective purchasers must satisfy themselves in this regard.

## Planning

The site falls under the planning jurisdiction of Birmingham City Council. An application seeking outline planning approval for demolition, residential development and access with all other matters reserved was registered on 21 July 2020, Ref No. 2020/05394/PA. Documents and plans submitted as part of the application support an indicative





scheme of 135 mixed dwellings. It is anticipated that this application will be determined by Committee prior to the end of October 2020. Approval will be subject to a Section 106 Agreement with negotiations ongoing.

The site falls within a High Market Value Area in respect of CIL. As such, any consented new build private sale housing will attract a charge of £69 per sq m subject to indexation. There will be a requirement to provide 35% mixed tenure affordable housing on site.

## Method of Sale

The site is being sold on an informal tender basis. A data room containing background due diligence undertaken on the subject site is available via the Avison Young data site:

[diohqsutton.avisonyoung.co.uk](http://diohqsutton.avisonyoung.co.uk)

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 only for consultations and illustrative purposes. No reliance should be placed on the information or further copies made without the permission of the copyright owners.

## VAT

All offers are to be exclusive of VAT.

## Basis of Offers

Unconditional offers are invited for the freehold interest in the entire property. This is subject to approval of the current outline planning application and related Section 106 Agreement. Parties should reflect the identified affordable housing requirement and required CIL charge within offers submitted. Additional Section 106 costs will be treated and reflected on an open book basis once agreed.

Parties should also make full allowances for all other anticipated development costs.

Offers should be submitted using the bid proforma available in the data room. The proforma provides further instructions on the basis of offers to be submitted.

Offers are to be submitted by **12.00 noon on the 30th October 2020** for the attention of Andrew Moss.

## EPC

DIO HQ (Main Building): D-96

Building 6: C-70

Building 30: D-98

## RATES

The Rateable Value for the property is £156,000 with 2020/21 Rates payable of £88,606.68.

Existing occupiers on site are relocating to new premises at Whittington Barracks near Lichfield.

The successful party will be required to complete the unconditional acquisition of the site before the 31st March 2021. This will be subject to a short lease back to the MoD at a peppercorn rent while the site is decommissioned.

The vendor reserves the right not to accept the highest or any offer received.

## Viewing

Viewing days are to be held on the 6th, 8th, 13th and 15th October 2020. Parties wishing to view must make prior arrangement with Avison Young. The site remains a secure operational MoD facility and no attempt should be made to gain access without prior arrangement.

Parties inspecting the site will be required to comply with all procedures identified in respect of Covid-19 safeguarding measures.

*Subject to Contract*



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