

**FOR
SALE**

JEWELLERY QUARTER DEVELOPMENT SITE

WITH PLANNING PERMISSION

**AVISON
YOUNG**



LAND AT
20-25 LEGGE LANE
JEWELLERY QUARTER
BIRMINGHAM B1 3LD



PROPERTY
REFERENCE:
15889



HIGHLIGHTS

FREEHOLD OPPORTUNITY

SITE EXTENDING TO **0.78 ACRES**
(**0.32 HECTARES**) GROSS

PLANNING PERMISSION FOR
100 APARTMENTS

UNCONDITIONAL OFFERS
INVITED FOR THE FREEHOLD
INTEREST



APPROXIMATE BOUNDARIES FOR IDENTIFICATION PURPOSES ONLY.

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LOCATION

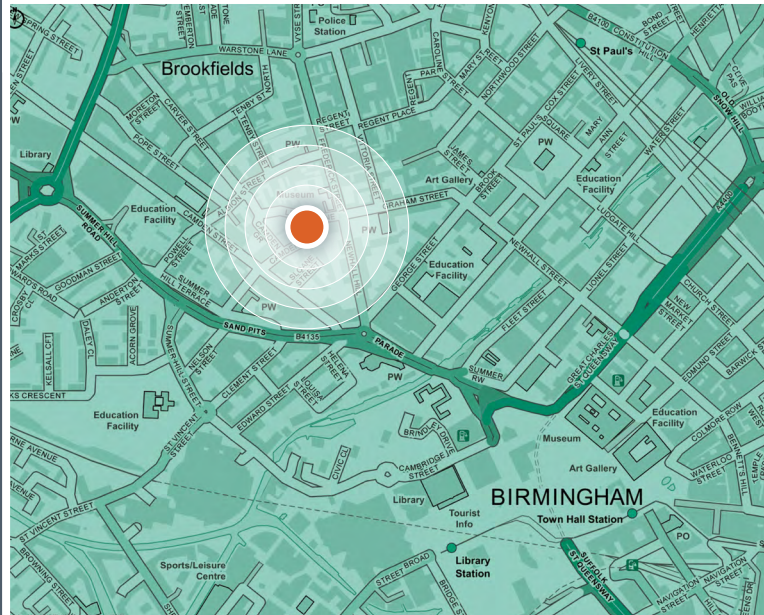
THE PROPERTY IS LOCATED IN AN AREA OF BIRMINGHAM'S CITY CENTRE KNOWN AS THE **JEWELLERY QUARTER**, WHICH LIES TO THE NORTH-WEST OF THE CORE OF THE CITY CENTRE.

More specifically, the site is situated to the south of Legge Lane and is surrounded by a mix of residential and commercial uses together with redevelopment schemes under construction.

The property is situated a short walk from local Jewellery Quarter amenities including The Chamberlain Clock (5 minutes), St Paul's Square (8 minutes) and Jewellery Quarter Rail Station and Tram Stop (8 minutes). City centre amenities also available within the wider surrounding area include Brindleyplace, Paradise, Birmingham Library, The Bullring and The Mailbox.

Nearby mainline rail travel can be accessed at Snow Hill Station (16 minutes' walk), New Street Station (20 minutes' walk) and Moor Street Station (23 minutes' walk) offering connections to London (1 hour 25 minutes' duration), Manchester (1 hour 27 minutes' duration) and Liverpool (1 hour 40 minutes' duration).

Junction 6 of the M6 Motorway at the intersection with the A38M is located approximately 3.5 miles distant and Junction 1 of the M5 Motorway is located approximately 3.7 miles distant via the A41 Birmingham Road.



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LEGEND

- | | | | | |
|-----------------------------|--|--|--------------------------|--|
| 1 THE PROPERTY | 6 SNOWHILL STATION | 10 GRAND CENTRAL
NEW STREET STATION | 14 ALPHA TOWER | 19 BIRMINGHAM SYMPHONY HALL,
THE REP & ICC BIRMINGHAM |
| 2 JEWELLERY QUARTER STATION | 7 ST PHILIP'S CATHEDRAL
& COLMORE ROW | 11 BIRMINGHAM MUSEUM | 15 THE MAILBOX | 20 BRINDLEYPLACE & IKON GALLERY |
| 3 THE CHAMBERLAIN CLOCK | 8 THE ROTUNDA | 12 BIRMINGHAM TOWN HALL | 16 CENTENARY SQUARE | 21 BIRMINGHAM ARENA |
| 4 ST PAUL'S SQUARE | 9 THE BULL RING | 13 PARADISE CIRCUS | 17 LIBRARY OF BIRMINGHAM | |
| 5 BT TOWER | | | 18 THE CUBE | |



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THE PROPERTY

THE SITE COMPRISES A CLEARED LANDHOLDING AND MEASURES APPROXIMATELY **0.78 ACRES (0.32 HECTARES)** GROSS.

THE BOUNDARY OF THE FULL EXTENT OF THE PROPERTY IS DELINEATED IN WHITE ON THE ADJACENT SITE PLAN. THE SITE HAS BEEN REMEDIATED IN ACCORDANCE WITH THE AGREED REMEDIATION STRATEGY APPROVED AS PART OF THE PLANNING CONDITION DISCHARGE.

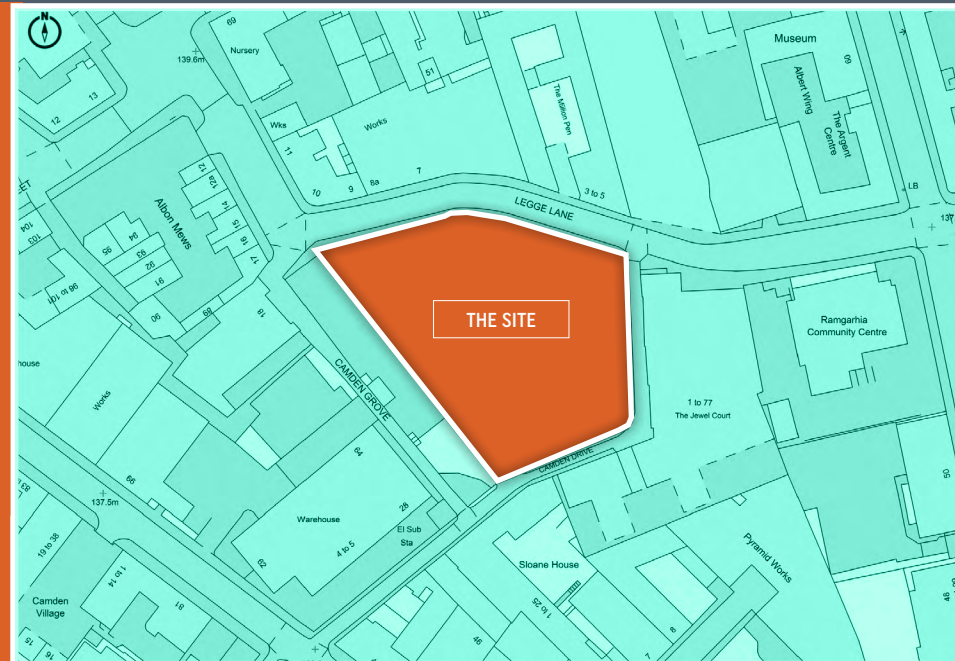
TENURE

The property is to be 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.

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.



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PLANNING PERMISSION

APP. NO. 2015/07814/PA

The property is within the jurisdiction of Birmingham City Council and benefits from an extant planning permission (App. No. 2015/07814/PA) for the "part restoration and part demolition of existing buildings and erection of new buildings to provide 100 one and two bedroom apartments with associated infrastructure and landscaping". The permission is dated 23 December 2015 and is subject to 28 no. conditions. A number of the conditions have been discharged and the planning permission was lawfully implemented prior to the planning permission expiry of 22 December 2018.

Since the lawful implementation of the above planning permission, the retained building forming an existing frontage with Legge Lane has been demolished. In light of the demolition works being undertaken, UCB have submitted two further planning applications to regularise the current planning position.

The Vendor has undertaken significant technical due diligence to support the planning applications. The information will be made available to interested purchasers for consideration on the dedicated technical data room.

Any technical or planning queries should be submitted to Avison Young in the first instance.

PLANNING APPLICATION

APP. NO. 2020/01464/PA

In reviewing the approach to the construction of the extant planning permission, consultants appointed by UCB identified a number of amendments to the scheme to assist deliverability.

As a result UCB have submitted a Non-Material Amendment to the extant planning permission (App. No. 2015/07814/PA) to "allow red brick bonding on Block E, minor alterations to floor plans, addition of substation, external roof terraces and PV panels". The application was validated on 21 February 2020 and is anticipated to be determined subject to the agreement of a draft Section 106.

PLANNING APPLICATION

APP. NO. 2020/02996/PA

The part of the property requiring demolition works was the part of the property forming the "part restoration" of the extant planning permission (App. No. 2015/07814/PA).

A planning application (App. No. 2020/02996/PA) has been submitted by UCB for the "erection of a 3 storey building providing 13 one and two bedroom apartments with associated works to replace demolished building on Legge Lane frontage" to regularise the planning for this part of the wider comprehensive scheme.

The application was validated on 12 May 2020 and the determination of the application is anticipated to be made via delegated powers. CIL will be applicable to this application and this area of the comprehensive scheme.



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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: ucbleggelane.avisonyoung.co.uk

The technical data room has been compiled by Avison Young 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 all or any part 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.

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.

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:

lucy.hancock@avisonyoung.com

mark.birks@avisonyoung.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.

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.

Subject to contract.



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**AVISON
YOUNG**

Subject to contract. February 2021.

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