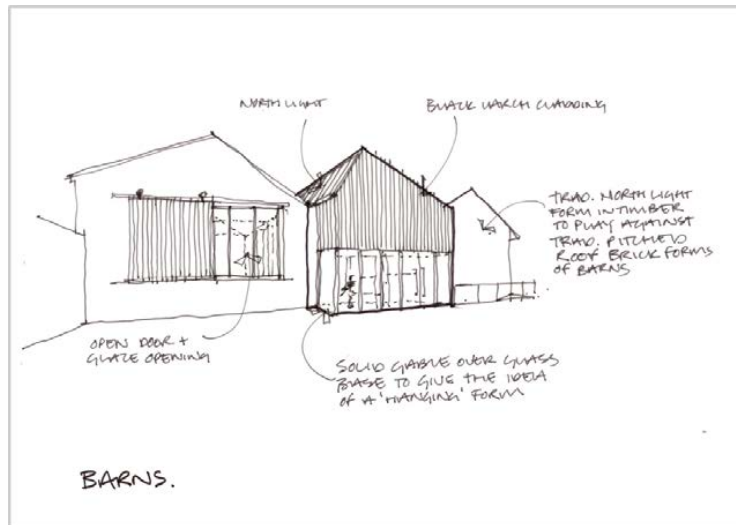


Camden St Yard & Barns, 83-87 Camden Street, Jewellery Quarter, B1 3DE

Development opportunity



Unique opportunity to acquire a hidden gem within the Jewellery Quarter, a thriving neighbourhood in Birmingham city centre.



The Opportunity

The property is accessed through an impressive sliding barn door, and opens out into a 0.63 acre site. There are two existing barns to the rear that provide an exciting opportunity to convert to open plan offices.

There are also two storey offices to the front of the site, which lend themselves to refurbishment and the replacement of a part top floor with a new build level. This will provide additional high quality office accommodation.

There is further space to deliver two new build properties on the site, set over three storeys.

In total the indicative proposals deliver 33,102 sq ft (3,075 sq m) of modern office accommodation.

Alternatively the site lends itself to a residential scheme, subject to gaining the necessary planning consents. The vendor has initial proposals for a 50 unit residential scheme over 3 storeys, which are available upon request.



Location

The site benefits from a B1 postcode, and is located within the historic Jewellery Quarter, with frontage onto Camden Street.

The Jewellery Quarter has undergone significant change in recent years, as high end residential developments have been brought forward, alongside a thriving bar and restaurant scene. This neighbourhood is one of the most desirable postcodes in Birmingham for both residential and commercial premises.

The property is a 10 minute walk from St Paul's Square and a 15 minute walk to Snow Hill Station.

Birmingham has been home to more start-ups than any other city outside London for six consecutive

years with the West Midlands predicted to be the fastest growing UK region beyond London and the South East over the next three. The city attracts more relocating Londoners than anywhere else in the UK.

Alongside a £3 billion investment into local roads, bus, rail and tram networks, Birmingham will also benefit from two HS2 stations (Birmingham Interchange at the airport and Curzon Street in the city centre) by 2026.

The city is also the national pathfinder for 5G roll-out and will host the 2022 Commonwealth Games, both of which reinforce Birmingham's profile as the UK's second largest and fastest growing city giving it a competitive edge over other cities and regions.

Walking Times

Jewellery Quarter Station - 10 minutes (0.5 miles)

Snow Hill Station - 17 minutes (0.8 miles)

New Street Station/ Grand Central - 18 minutes (0.9 miles)

Curzon Street Station/ HS2 - 28 minutes (1.4 miles)

St Paul's Square - 7 minutes (0.4 miles)

Brindley Place - 13 minutes (0.6 miles)

The Bullring - 21 minutes (1 mile)

The Mailbox - 17 minutes (0.8 miles)

Description

Access is provided through an impressive sliding barn door, which opens up into a 0.63 acre site.

There is an existing office building that overlooks Camden Street, with accommodation set over three floors. To the rear of the site is a pair of two storey barns. There is Right of Way across part of the site, to allow car parking access the neighbouring residential property.

The site is vacant but was previously used as a yard and offices, and has a hard standing surface for car parking.

Further details including indicative plans are available upon request.

Planning Context

The site lends itself to both commercial and residential use, subject to gaining the necessary planning consents.

The existing barns to the rear of the site have consent to change the use to B1 (offices). Planning reference 2016/09469/PA. The consent expires 10th April 2020.

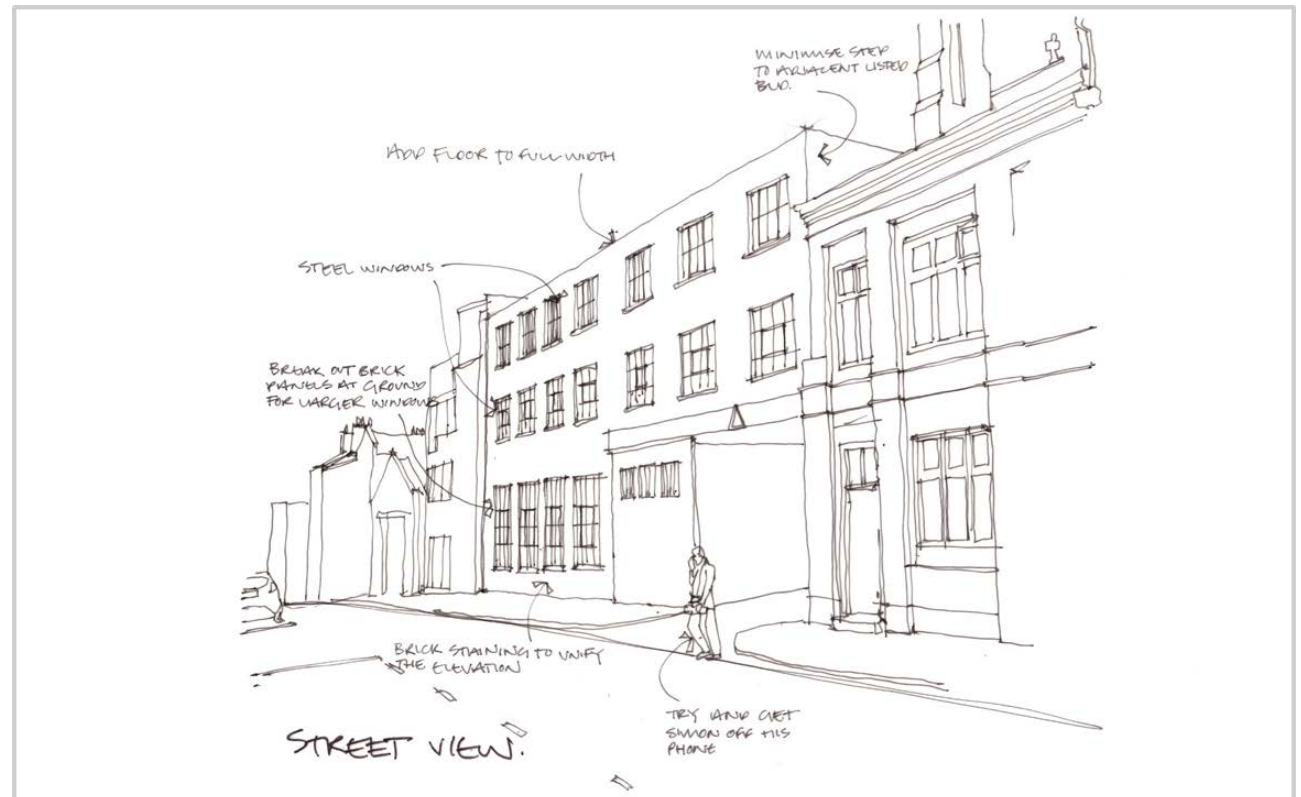
The vendor has had an indicative scheme drawn up for a commercial development that will provide 33,102 sq ft of modern office accommodation and 23 parking spaces. The proposed scheme is a mixture of conversion and refurbishment, plus two new build elements over three storeys and a full floor replacement to the current part second floor extension on the offices that front Camden Street.

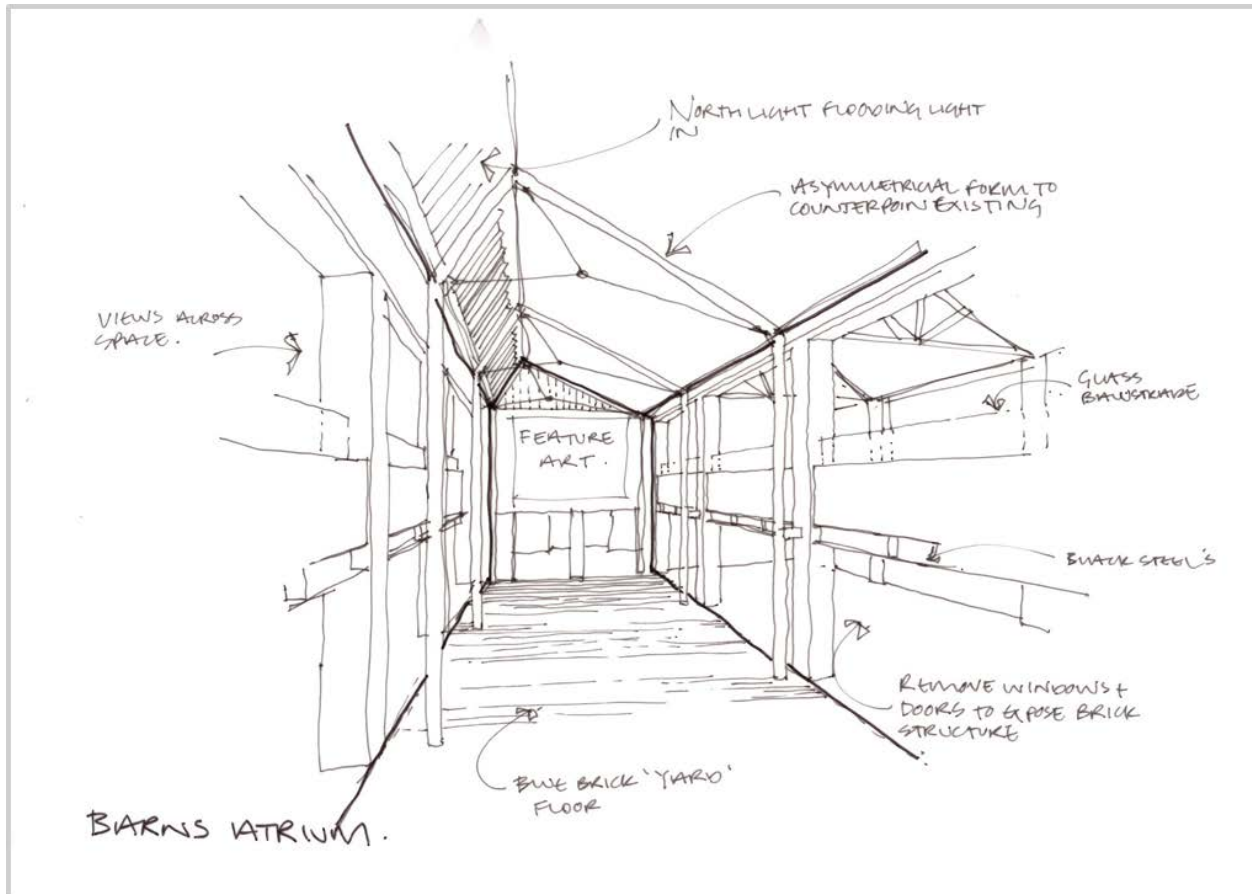
Alternatively the site lends itself to residential development. The vendor has had an indicative scheme drawn up for residential apartments that shows the potential for 50 units with courtyard parking. Further details including indicative plans are available upon request.

The site falls within Policy GA1 (Spatial Delivery of Growth) and Policy TP12 (Historic Environment). There are no listed buildings on the site.

Further Information

Further information is available on a dedicated data room, login details for which can be made available on request.





Statutory Authority

The site falls under Birmingham City Council.

Price & Bid Procedure

POA

Method of Sale

The site is being offered for sale by informal tender. Unconditional offers are sought for the Freehold interest.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate.

Legal Title & Tenure

Title Numbers WM140785 and MM112775.

The property is vacant and will be sold with vacant possession.

Viewing

The property may be inspected by prior appointment through the vendor's sole selling agent, Knight Frank LLP.

Prospective purchasers should be aware that inspections are made entirely at their own risk and that the vendor or the agent accepts no liability.

We would be delighted to tell you more.

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