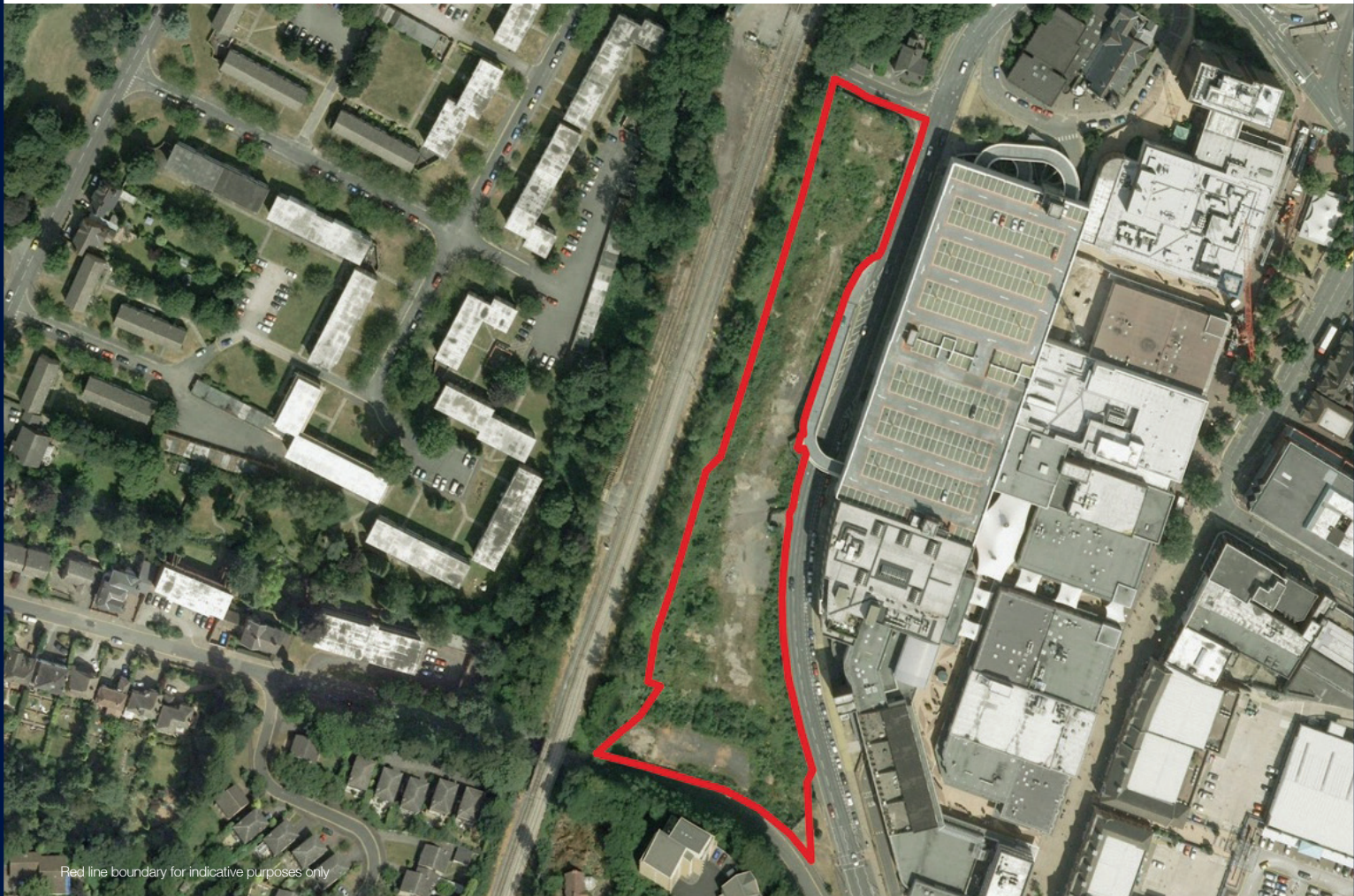


# Mixed Use Development Opportunity Land at Brassington Avenue

Sutton Coldfield, Birmingham, B73 6AA

**For Sale**



Red line boundary for indicative purposes only

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- 0.95 hectare (2.35 acres)
- Freehold
- Suitable for a range of uses, subject to planning

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## Location

The site is located at the heart of Sutton Coldfield on the A5127 ring road. Sutton Coldfield is a commuter town within the Birmingham conurbation, located 8 miles (13 km) northeast of Birmingham city centre. Brassington Avenue (the A5127) provides the main route into Birmingham.

Sutton Coldfield is within easy access of Junctions 5, 6 and 7 of the M6 and Junction 9 of the M42. The railway station is approximately 300m north of the site and provides regular services to Lichfield, Redditch, Birmingham and local stations. Journey time to Birmingham is approximately 20 minutes.

## Description

The site extends to approximately 0.95 hectare (2.35 acres) and is accessed via Brassington Avenue on the eastern boundary.

The site is situated between the rear of The Gracechurch Shopping Centre to the east, and the Birmingham/Lichfield railway line to the west. It is bounded to the north by Park Road and to the south by Manor Road.

In the immediate area, residential use is located south and west, town centre amenities lie to the east and south, including retail and leisure uses. Sutton Park is situated approximately 400m to the north west of the site and is accessed via Park Road.

The site occupies a prominent position on the ring road with significant road frontage. Levels across the site are generally flat however the site slopes up towards a higher embankment level to the western boundary. The majority of the site comprises rough grassland.

A concrete ramp which links Brassington Avenue with the multi-storey car park of The Gracechurch Shopping Centre is located to the eastern boundary.

## Tenure

The site is available freehold.

## Planning

The site is allocated for retail/leisure development within the Birmingham Unitary Development Plan (UDP) 2005. Proposal S37 relates to the site and sets out that *Further retail/leisure development at Brassington Avenue will be supported, subject to the development being properly integrated with the rest of the shopping centre.*



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The majority of the UDP will be replaced by the emerging Birmingham Development Plan (BDP). The Sutton Coldfield Town Centre SPD within the BDP identifies that *Redevelopment and integration is important to the successful regeneration initiatives.*

In November 2014, the site received full planning permission under application reference 2014/03221/PA for the: *Erection of Care Village comprising 240 units, plus 3 guest suites, ancillary communal facilities (including swimming pool, library, restaurant, cafe and well-being/care area), landscaping, car parking, earthworks for drainage infrastructure and other ancillary works.*

There have been previous consents for foodstore and residential-led mixed-use development. Full planning history is available on the dedicated extranet site.

## Local Authority

### Birmingham City Council

Telephone: 0121 303 1115  
(Planning Department)

Website: [www.birmingham.gov.uk](http://www.birmingham.gov.uk)

## Services

We understand all services are available to the site. It is recommended that prospective purchasers investigate these matters to their own satisfaction.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such tax shall be payable by the Purchaser.

## Offers

Offers are invited for the freehold interest, on both conditional and unconditional basis for the total or partial site area.

## Further Information

A full suite of technical and planning information is available on the secure extranet site as well as procedure on making offers.

Please contact Savills to request secure login details.

## Viewing

It is possible to walk the site boundary along Brassington Avenue, Manor Road and Park Road. If access is required this can be arranged strictly by appointment with Savills.

## Contact

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