

# Central Place, Sutton Coldfield

RESIDENTIAL LED DEVELOPMENT OPPORTUNITY  
IN THE CENTRE OF SUTTON COLDFIELD

Lower Parade, Sutton Coldfield, B72 1XX



**A PRIME DEVELOPMENT  
OPPORTUNITY LOCATED  
IN THE CENTRE OF  
SUTTON COLDFIELD**



**OUTLINE  
PLANNING  
CONSENT FOR  
55 APARTMENTS  
– 19 x 1 BED AND  
36 x 2 BED**



# HIGHLIGHTS

This site has the benefit of an outline planning consent granted under planning reference 2022/02480/PA.

**Site Area:** 0.31 Acres

**Proposed Building Area GIA:** circa 55,922 sq ft

**Proposed Building Residential Area NIA:** circa 37,350 sq ft

**Proposed Building Commercial Area GIA:** circa 7,858 sq ft

- The site lies along Lower Parade, which is located within the Centre of the Royal Town of Sutton Coldfield.
- The site is offered on a freehold basis, which has been predominantly cleared ready for development.
- This site has outline planning consent, subject to conditions for the development of up to 55 residential apartments – 19 x 1 bed and 36 x 2 bed (Use class C3) and up to 730 sqm commercial floor space (Use class E), together with associated car parking and service areas (access, layout and scale not reserved).
- The proposed scheme ranges from 6-8 storeys in height.
- 6 of the units are to be provided as affordable housing, as a discount to Market Value.



# SURROUNDING AREA

The Royal Town of Sutton Coldfield is an affluent town/civil parish within Birmingham, West Midlands.

The development site is located on Lower Parade in the centre of Sutton Coldfield.

Sutton Coldfield Town centre is a lively, vibrant town centre, with a diverse range of shops, coffee shops, family dining and leisure facilities.

Sutton Coldfield has a range of excellent schools, including two Ofsted outstanding Grammar Schools.

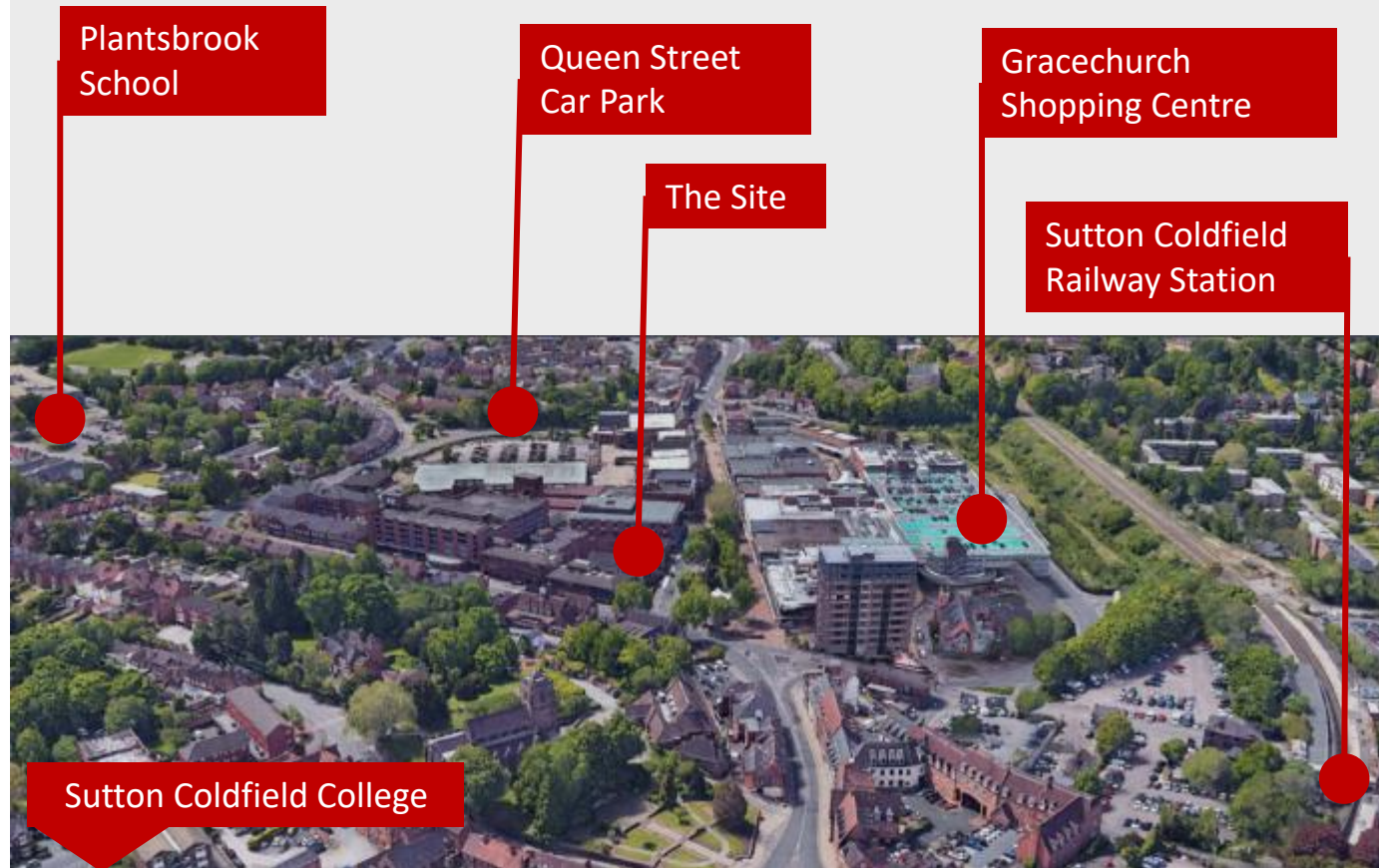
The town and surrounding areas such as Little Aston and Four Oaks are some of the most affluent areas in Birmingham.

## POPULATION

# 96,678



Central Place, Lower Parade



Sutton Park is a 2,400 acre National Nature Reserve located 6 miles north of Birmingham city centre. It's one of the largest urban parks in Europe and is designated as a Site of Special Scientific Interest and a National Nature Reserve.

The park has open heathland, woodlands, seven lakes, wetlands, and marshes - each with its own rich variety of plants and wildlife, some rarely seen in the region. Cattle and wild ponies graze on the land.

In addition, a number of cafes and restaurants are situated within the park, including Miller & Carter and The Bracebridge.



# CONNECTIVITY AND TRANSPORT


The site is situated in a highly sustainable location along Lower Parade within the centre of Sutton Coldfield. Adjacent to the property lie multiple bus stops creating easy access to the outer regions of Sutton Coldfield, the wider Midlands area and the Centre of Birmingham.

Sutton Coldfield railway station is situated approximately 0.2 miles to the north west of the site.

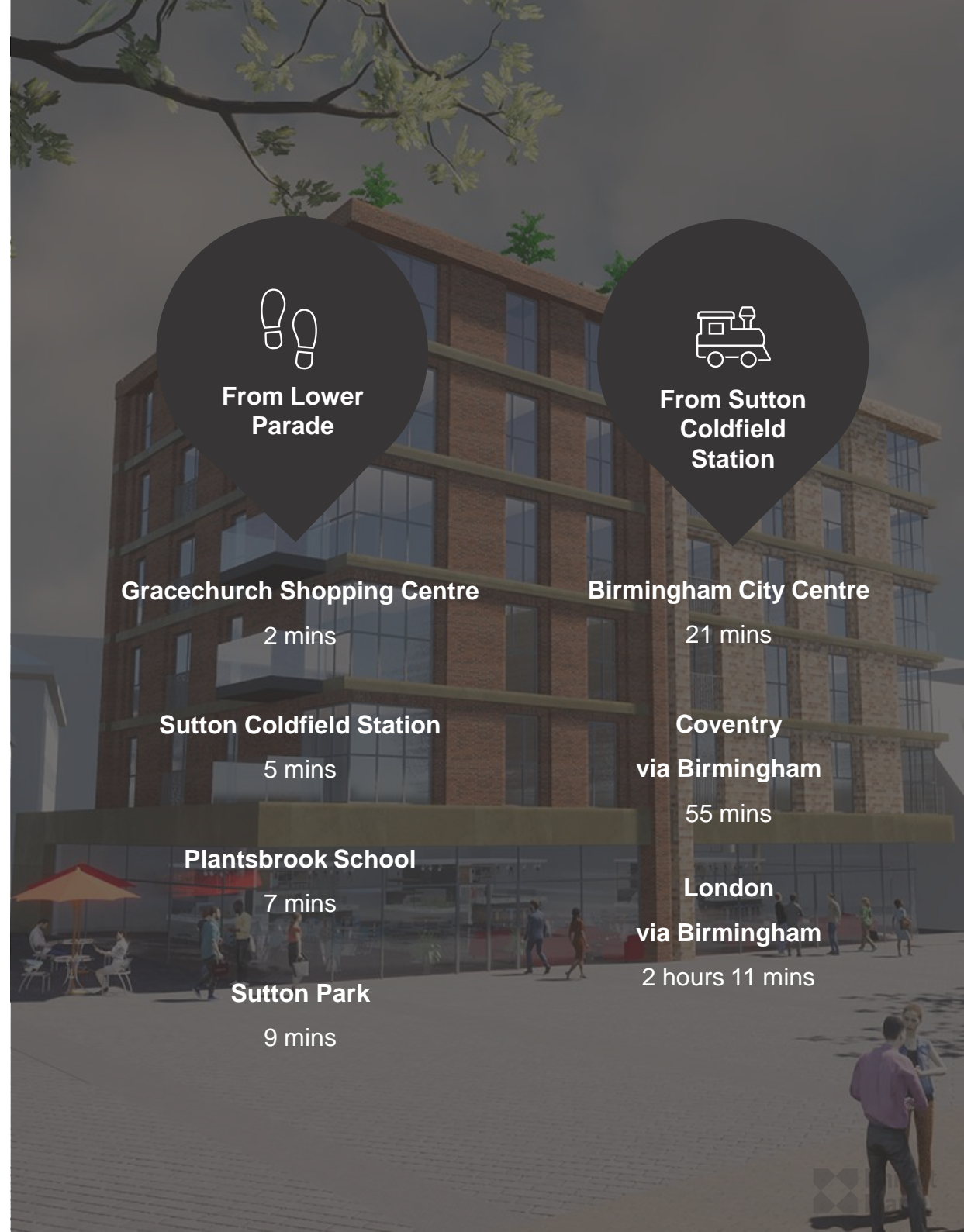
The M6 motorway, which connects Birmingham to the North and the M42, is located approximately 6 miles to the southwest of the Property.

The M42 continues to the south of Birmingham and connects to the M40 south to London.

**0.2** DISTANCE  
**MILES** FROM  
RAILWAY  
STATION



Central Place, Lower Parade



# PLANNING

**Application Number:** 2022/02480/PA

**Local Authority:** Birmingham City Council

**Plot Size:** 0.31 Acres

This site has outline planning consent, subject to conditions for the development of up to 55 residential dwellings (Use class C3) and up to 730sqm commercial floor space (Use class E), together with associated car parking and service areas (access, layout and scale not reserved).

Any planning related questions should be directed at the local planning authority. The information below is to give a guide only.

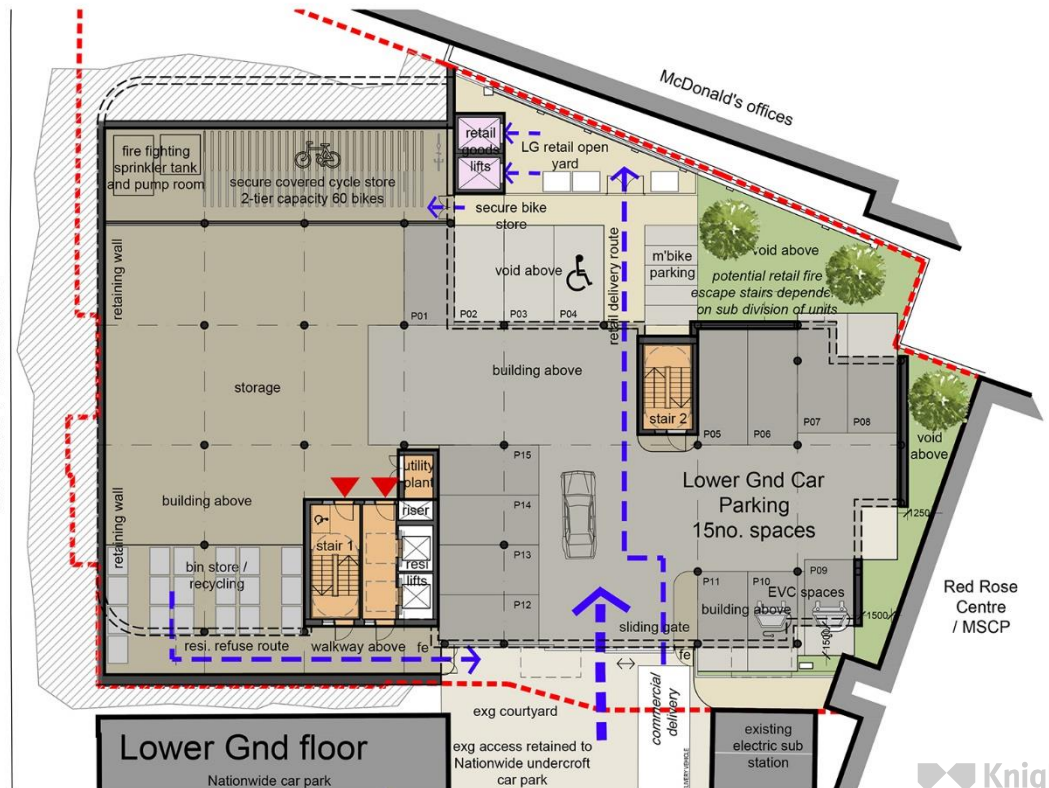
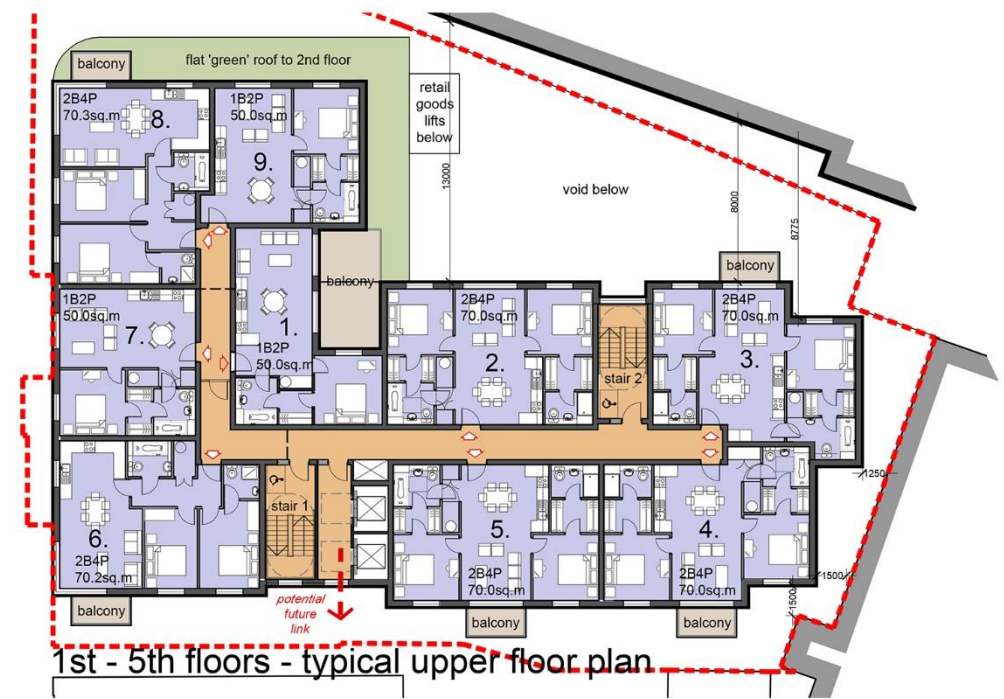
**S106:** There are to be 6 affordable units (Low cost housing units) being a discount to the open market value.

- 3 x 1 bed @ 25% discount to OMV
- 1 x 2 bed @ 25% discount to OMV
- 2 x 2 bed @ 30% discount to OMV

**CIL:** CIL is applicable in this location

Further information and updates can be found on Birmingham City Councils website:

[https://www.birmingham.gov.uk/downloads/download/307/community\\_infrastructure\\_levy](https://www.birmingham.gov.uk/downloads/download/307/community_infrastructure_levy)





# METHOD of SALE



## Further Information

**Tenure** – Freehold.

**VAT** - VAT will be chargeable at the prevailing rate.

**Services** – All services are available to the site. However, it is the responsibility of the purchaser to ensure that services are available and adequate

Further information is available in the dedicated data room. Please request access with the email on the bottom of this page.

The information is provided solely for parties interested in submitting an offer for the acquisition of the property.

## Offers

The site is being sold via public treaty.

Offers will be considered on both a conditional and unconditional basis. Prospective purchasers are to provide the following with their offer:

- Proof of funds
- Track record
- The conditions (if any) attached to the offer
- Timescales proposed

Offers are to be submitted with any supporting information to:

- Will Jordan – [Will.Jordan@knightfrank.com](mailto:Will.Jordan@knightfrank.com)
- Charlie Steele - [Charlie.steele@knightfrank.com](mailto:Charlie.steele@knightfrank.com)



# CONTACT

## Inspection

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

Under no circumstances must any visits be made to the property without prior authorisation.

We would be delighted to tell you more.

### Will Jordan

Knight Frank Birmingham Office

T 0121 233 6413

M 07770 017 395

E [Will.jordan@knightfrank.com](mailto:Will.jordan@knightfrank.com)

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M 07811 035 531

E [Charlie.steele@knightfrank.com](mailto:Charlie.steele@knightfrank.com)

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Particulars dated September 2023

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