



KWB

FOR SALE FREEHOLD

0.88 acres (0.36 ha)

Redevelopment Opportunity

**Ladywood Police Station,
Ladywood Middleway,
Birmingham,
B16 8SY**

- Suitable for high-density residential scheme - subject to planning
- Situated only 450m from Fiveways, Edgbaston and 650m from Brindley Place.

www.kwboffice.com

0121 233 2330

Property details – Ladywood Police Station

Description

The property comprises a detached flat roofed range of buildings of broadly the same age and construction that stand in a courtyard configuration around a central secure parking area with further open surface parking area to the side. The buildings vary in height between mainly two-storey, increasing to three-storey along the western boundary of the site and decreasing to single storey along the south-west boundary of the site. All mains services are connected. The accommodation is predominantly offices and interview rooms with some ancillary storage and welfare facilities. The property is heated by gas central heating.

The buildings have a total gross internal area of 1827.3 sq m (19,669 sq ft)

The site extends to 0.88 acres (0.36 hectares)

Tenure

The property is available freehold with vacant possession.

Energy Performance Certificate

The property has an EPC rating of D99.

Further Information

Further information such as floor plans, EPC, asbestos reports etc are available from the agents, KWB, on request.

Business Rates

The property is described as "police station and premises" and has a 2023 rateable value of £126,000.

Planning

Initial informal enquiries with Birmingham City Council planning department reveal that the site has potential for high density residential development subject to planning permission. Planning consents granted nearby include:- Planning permission for the demolition of the neighbouring former Ladywood Social Club to allow for the erection of a sixteen storey residential block, comprising 130no. one, two and three bedroom apartments with ancillary landscaping and car parking was granted on 16th February 2022, subject to a Section 106 Agreement (2021/05490/PA). An application for a 14-storey building comprising 80 apartments at the former public house on the corner of Morville Street on the opposite side of Ladywood Middleway was approved on 29th November 2021 (2020/09322/PA).

All interested parties are advised to make their own enquiries with Birmingham City Council planning department by email:

planningandregenerationenquiries@birmingham.gov.uk

Price

Offers are invited for the freehold interest.

Legal costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

Value Added Tax is not payable on the purchase price.

Viewings

Strictly by appointment with the sole agents.





Location details

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The property is situated with frontage to Ladywood Middleway (A4540) with rear access from Ladywood Road, just a 450 metres from Fiveways, Edgbaston and the busy commercial areas of Broad Street and Hagley Road. Brindley Place is only 650 metres away and Birmingham centre approximately 1 mile away. There are good transport links in the area including Fiveways Train Station which is on the cross city line just one stop from Birmingham New Street Station and the national rail network. The recently extended Birmingham Metro tram service is also within walking distance.

Junction 6 of the M6 Motorway at the intersection with the A38M is located approximately 3.5 miles from the property, and Junction 1 of the M5 Motorway is located approximately 3 miles from the property via the A4540 and A41.



**For further information and to
arrange a viewing, please
contact:**

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