



**BNP PARIBAS
REAL ESTATE**

| Real Estate for a changing world

FREEHOLD DEVELOPMENT OPPORTUNITY

(Subject to Planning)

Land at Watson Road, Birmingham, B7 5SB



Indicative purposes only (March 2024)

On behalf of:



June 2024

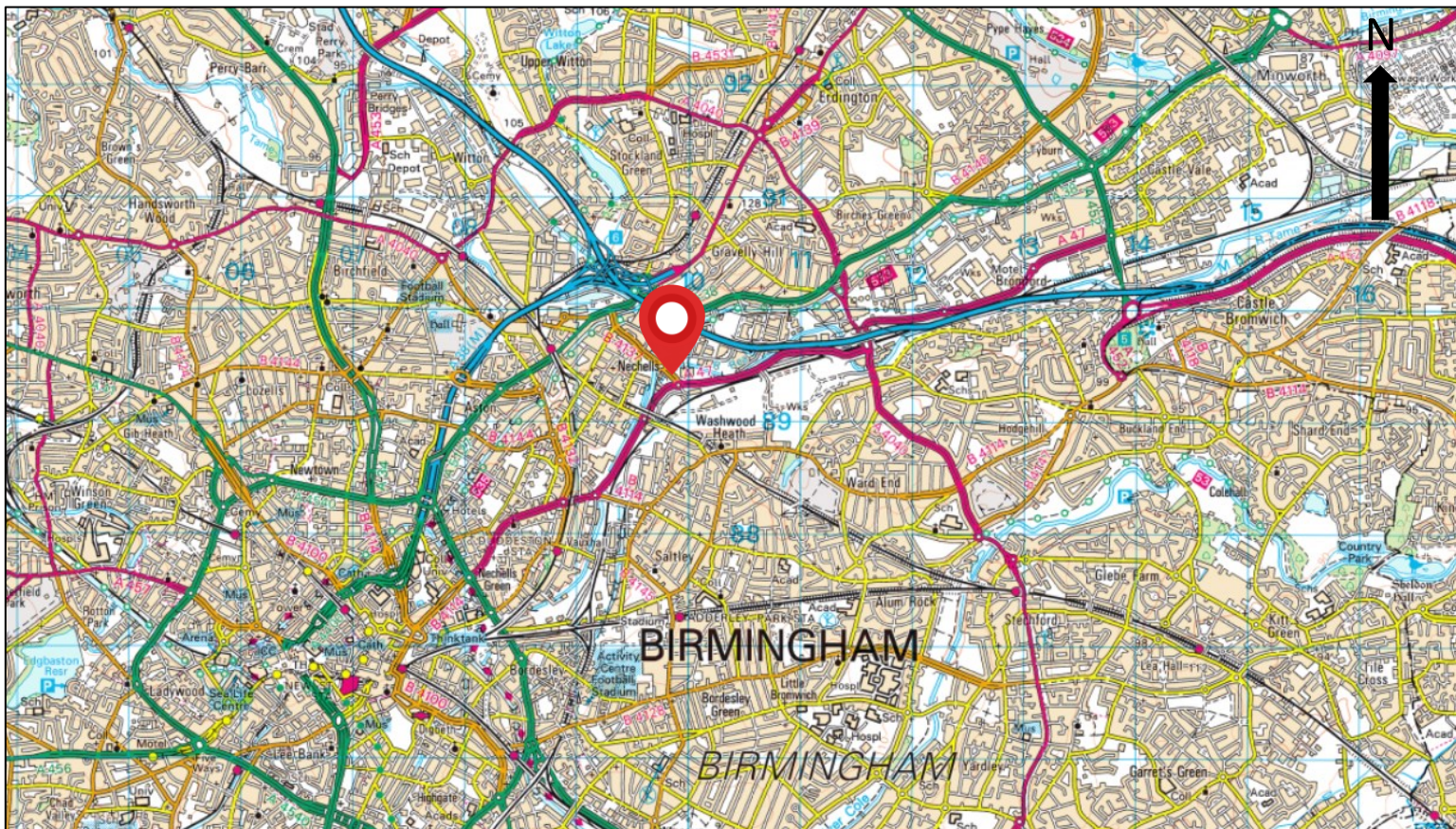


Land at Watson Road, Birmingham, B7 5SB

Freehold development opportunity (Subject to Planning)

OVERVIEW

- 8.98 acre (3.63 hectare) Site comprising a former gas works.
- Freehold development opportunity, suitable for a variety of uses including industrial redevelopment, subject to the necessary consents.
- Situated approximately 2.5 miles north east of Birmingham City Centre. The Site is also situated adjacent to the A47 Heartland Parkway Junction, circa 0.1 mile away, which provides an access to the M6 via the B4137. The M6 junction is located circa 1.5 miles away from the Site.
- Unique opportunity to acquire a large scale redevelopment opportunity in a strategic Birmingham location.
- Access to the Site is via Watson Road, a road that runs just off the A47 and is opposite a Lookers Car Dealership.
- The Site comprises vacant land with two gasholder voids remaining on the Site, which have been fenced off.
- Indicative Capacity Study has been prepared to identify potential for up to 13,380 m² (144,017 sqft) Industrial and Logistics space, subject to the necessary consents.
- An area within the Site boundary is owned by Cadent Gas Limited and is excluded from the sale. They benefit from access rights through the Site.
- Offers for the freehold interest are invited by 12 noon on 31st July 2024



Source: Bing Maps– Not to Scale

Land at Watson Road, Birmingham, B7 5SB

Freehold development opportunity (Subject to Planning)

LOCATION / DESCRIPTION

The Site is situated 2.5 miles north east of Birmingham city centre and benefits from an access onto the M6 via either the B4137 or the A47.

The closest Train Station to the Site is Aston and is located approximately 1 mile north of the Site. The Train Station provides a direct train service to Birmingham New Street.

The Site benefits from excellent road links to the M6 and Midlands motorway network.

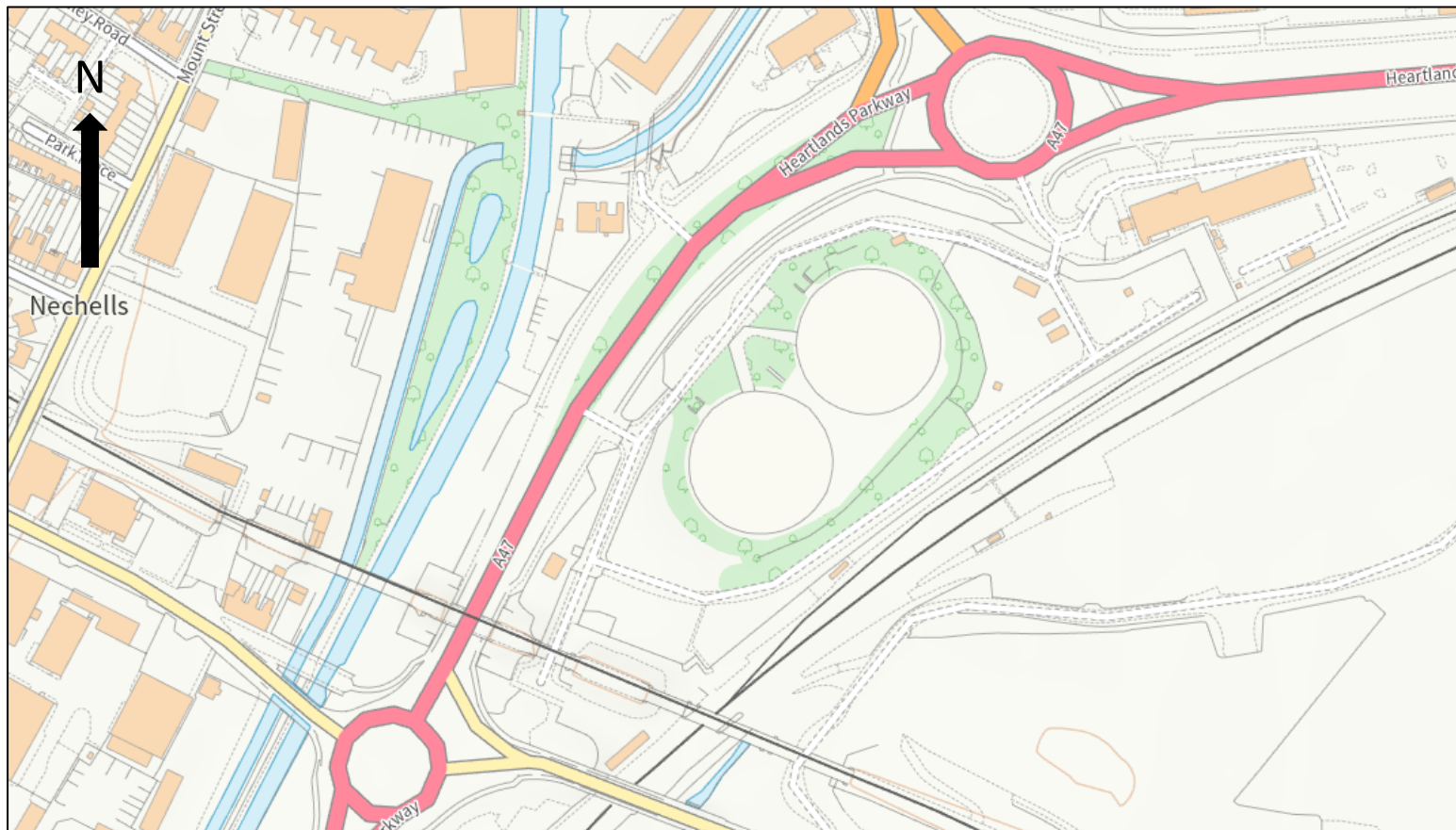
The Site extends to an area of approximately 8.98 acres (3.63 hectares). The Site currently comprises vacant land with two former gasholder compounds located in the centre of the Site. There is an area within the Site

boundary that is owned by Cadent Gas Limited.

The Site is split into three titles. The larger area is held under title number MM45804 and extends to circa 8.54 acres (3.46 hectares). A smaller parcel located on the eastern boundary is held under title number MM51901 and is circa 0.32 acres (0.13 hectares). There is also a new title that is currently being registered which is circa 0.12 acres (0.05 hectares).

To the east of the Site is a Looker's Vauxhall car dealership, on the opposite side of the A47 is a Holiday Inn and Costco Cash and Carry, on the south side is a main railway line.

Vehicular access is obtained off Watson which links to the A47.



Source: OS Maps– Not to Scale

Land at Watson Road, Birmingham, B7 5SB

Freehold development opportunity (Subject to Planning)

PLANNING POTENTIAL

Planning Authority: Birmingham City Council

Planning policy for the Council is determined by the adopted Birmingham Development Plan 2031 which was adopted in 2017. The Adopted Development Plan sets out a spatial vision and strategy for sustainable growth in Birmingham up to 2031. We understand that the Council are working on a new Local Plan and it is currently in consultation.

Within the adopted Development Plan, the Site benefits from an allocation. The Site is allocated as a Core Employment Area and the Development Plan outlines that the area will be retained for employment use and economic regeneration. This Policy covers the Site as well as the land surrounding it.

The allocation states that any application for uses outside of a business use, will not be supported unless an exceptional justification exists.

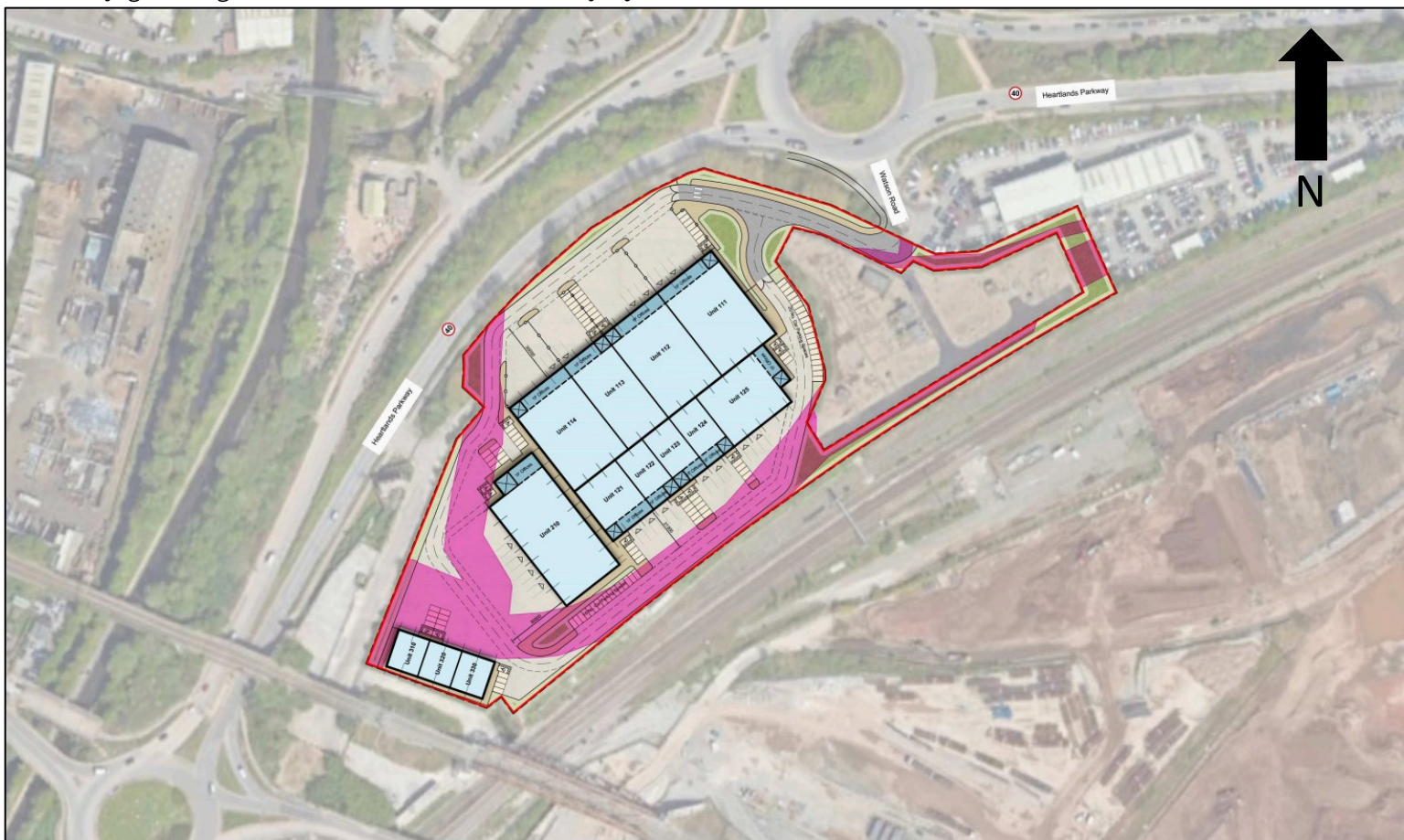
Part of the Site is situated within a HS2 safeguarding zone. Network Rail on behalf of HS2

served notice on the Seller for access to their adjoining land to complete HS2 works. This notice has now expired, and the access has been revoked.

A Preliminary Indicative Capacity Study has been prepared for the Site, identifying the potential for the development of up to 13,389 m² (144,017 sqft) GIA Industrial and Logistics space. The indicative scheme is illustrated below. However, these have not been seen or approved by Birmingham City Council's planning department.

According to the EA Flood Risk Map for Planning, part of the Site is included within areas of Flood Risk Zones 2.

The Site is not situated within a conservation area and there are no listed buildings or Tree Preservation Orders. Prospective purchasers are advised they should make their own planning enquiries with Birmingham City Council.



Land at Watson Road, Birmingham, B7 5SB

Freehold development opportunity (Subject to Planning)

SITE PLAN AND TITLE INFORMATION

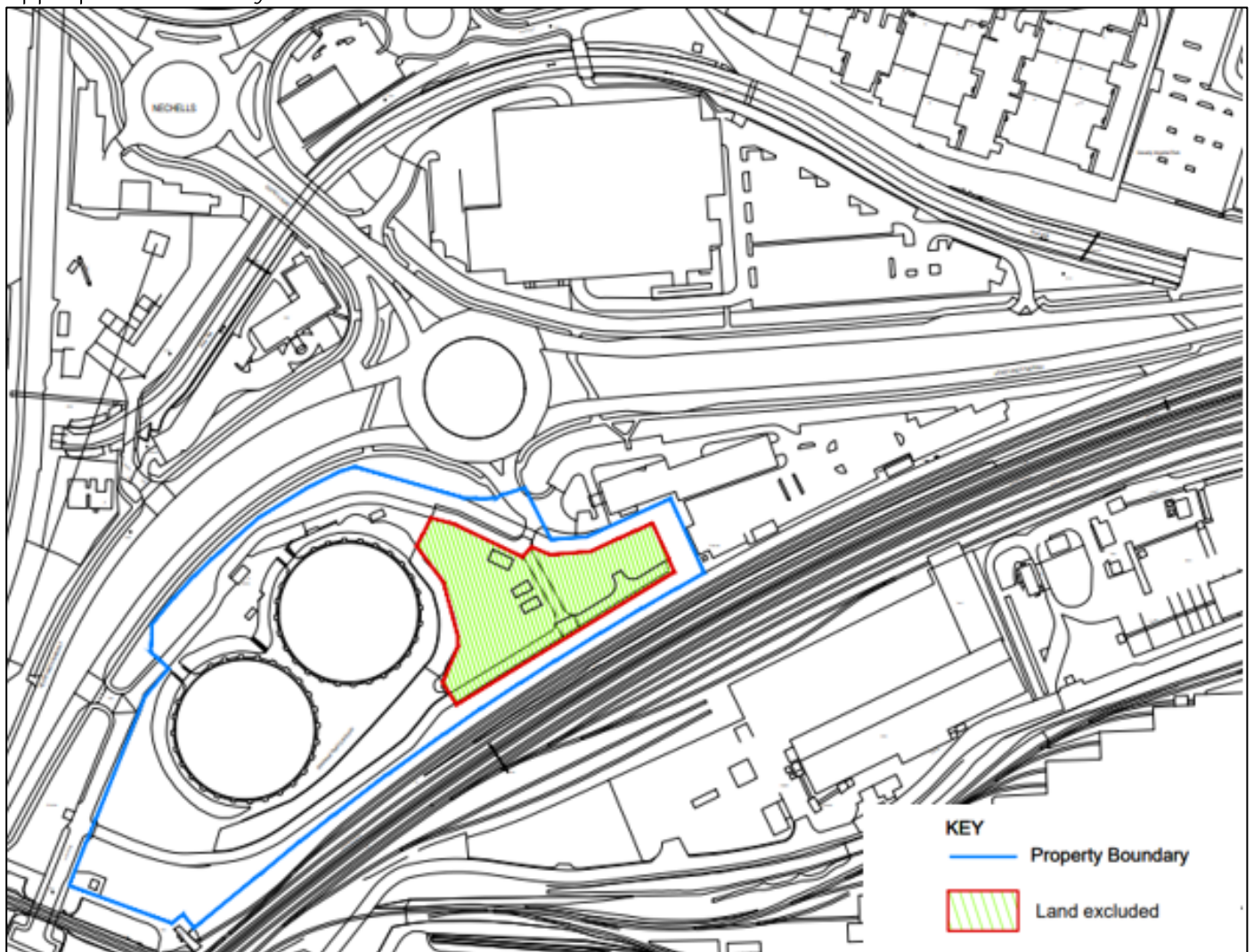
The Site edged blue on the plan below is being offered for sale on a freehold basis. The Site is held under title numbers MM45804 and MM51901, by National Grid Twenty Seven Ltd. The Site is subject to various Deeds of Easements, these can be found in the Information Pack alongside plans illustrating the extent of the pipeline easements. Please use these documents to make your assumptions in relation to the easement widths based on the Deeds. There is also a capacity study which incorporates the Sites constraints to provide an indicative scheme, this can be found within the Information Pack.

ENVIRONMENTAL

Associated factual environmental reports are available in the Information Pack.

SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory undertaker.



Not to scale – indicative purposes only

Land at Watson Road, Birmingham, B7 5SB

Freehold development opportunity (Subject to Planning)

SITE PHOTOGRAPHS



Aerial view of the Site



View of the Site from the East



View along Watson Road



View from within the Site



Land at Watson Road, Birmingham, B7 5SB

Freehold development opportunity (Subject to Planning)

METHOD OF SALE

Offers are invited for the freehold interest in the Site. The Vendor's preference is for unconditional offers (subject to contract only), however offers are invited on both an unconditional and conditional basis.

Offers must be submitted via email format to:

Julian Gaynor/Ben Wiley
julian.gaynor@bnpparibas.com
Ben.wiley@bnpparibas.com

Offers are to be received no later than 12 noon on 31st July 2024.

Prospective purchasers are required when submitting offers to provide the following information:

- Offers must be submitted on letter headed paper, stating the purchasing entity;
- If purchasing in an SPV, please provide the details of Parent Company Guarantee
- The name of your solicitors;
- Full evidence of your financial ability to complete the purchase;
- Details of any conditions attached to your offer and the timescales to discharge them;
- Confirm that you have read and taken into account the contents of the Information Pack;
- Include sales revenue overage, sell-on overage and planning clawback proposals within your offer;
- Proposed payment structure;
- Offer should confirm that the vendors non-negotiable environmental provisions are accepted.

The Vendor does not undertake to accept the highest or any offer submitted. Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.

FURTHER INFORMATION

An Information Pack is available on request via the dedicated property website at

www.watsonroad-birmingham.co.uk

The information pack contains the following information:

1. Legal and Title Information
2. Environmental Reports*
3. Planning Information

*Please note that all Environmental reports will be redacted to only include factual information.

VIEWINGS

Accompanied site viewings will be conducted by the vendor's sole agents, BNP Paribas Real Estate on selected dates;

For more information please contact:

Felix Shepherd

+44 (0) 7443 263 012

Felix.shepherd@bnpparibas.com

Chris Harris

+44 (0) 7554 644 091

Chris.Harris@bnpparibas.com

Julian Gaynor

+44 (0) 7825 904 052

Julian.gaynor@bnpparibas.com

Ben Wiley

+44 (0) 7771 662 009

Ben.wiley@bnpparibas.com

Hapri Yorke-Brooks

+44 (0) 7570 056 691

Hapri.yorkebrooks@bnpparibas.com

IMPORTANT NOTICE: Misrepresentation Act: BNP Paribas Real Estate for themselves and for their vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts: (2) all descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy: (3) no employee of BNP Paribas Real Estate has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property: (4) rents or prices quoted in these particulars may be subject to VAT in addition. (September 2023).



**BNP PARIBAS
REAL ESTATE**