

Lambert
Smith
Hampton

FOR SALE

College Road Depot

College Road, Perry Common
Birmingham, B44 0AY

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Perry Common
B44 0AY

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Indicative Red Line Freehold Site

On Behalf of: Pymead

 Birmingham
City Council

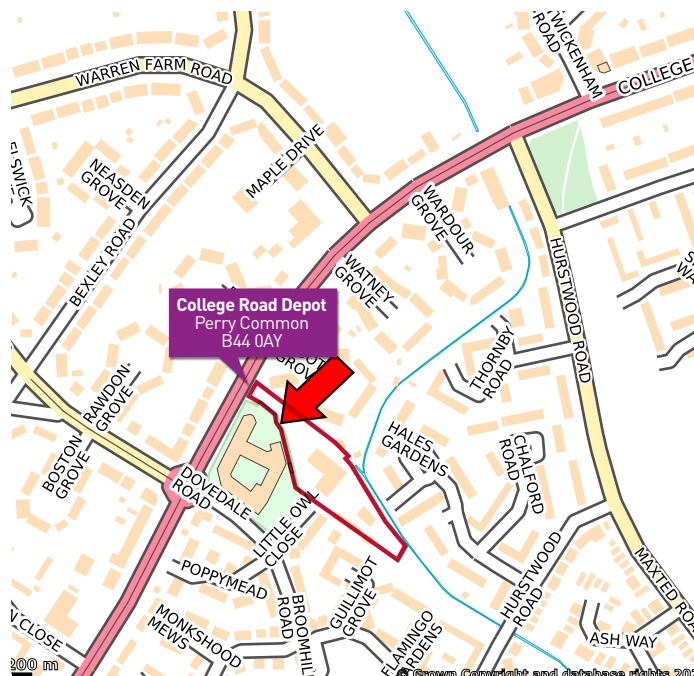
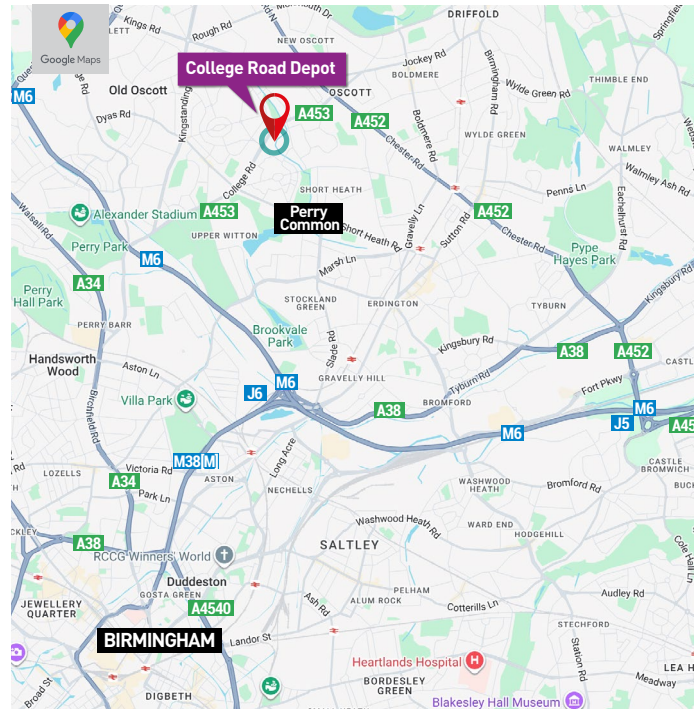
Affordable Housing Redevelopment Opportunity

Site extends to approx. 1.8 acres (0.72 hectares)



Summary

- ✓ Located in the Birmingham suburb of **Perry Common**.
- ✓ **Approx. 5 miles north** of Birmingham City Centre.
- ✓ Depot facility featuring a **depot office building** and **light-industrial unit**.
- ✓ Suitable for Redevelopment (subject to planning).
- ✓ Site area extends to **c1.8 acres / 0.72 hectares**.
- ✓ Site to be sold subject to vacant possession.
- ✓ **Offers are invited on** both a conditional and unconditional basis for the **freehold site**, subject to contract, assuming the delivery of a scheme which **comprises 100% affordable housing**.
- ✓ The site will be sold with an overage provision in the event that planning consent is secured for a change of use in the future (where an unconditional bid is accepted).
- ✓ **Bids will be accepted** by way of an informal tender. The bid deadline is set for **2pm on Tuesday 10th February 2026**.



Indicative Red Line Freehold Site

Location & Situation

The subject site extends to around 1.8 acres/0.72 hectares and is located along College Road (A453). The site is located with the Perry Common constituency, a predominantly residential-led suburb which includes Stockland Green and Kingstanding constituencies. The site is owned by Birmingham City Council and currently occupied by Equans until summer 2026 and will be sold with vacant possession.

The site is accessed directly via public highway from College Road (A453), which is one of the main arterial routes through the suburban ward of Perry Common. Perry Common is noted to have c.12,000 residents, with resident employment rates above the city average. Directly adjacent to the site is a residential care-home, with the wider-area characterised by single-family residential properties. Further along College Road is a range of local amenities including Aldi supermarket, convenience stores, doctors' surgery and health centres. Furthermore, there are a wide variety of local and national retailers, pubs and restaurants and leisure options all within walking distance of the site. There are also a number of schools in the locality including Northwood Birmingham Academy, Oscott Academy and Hawthorn Primary School.

The site is generally well-connected to the main arterial routes with College Road (A453) connecting onto the A34 leading to Birmingham City Centre or north toward Walsall. As well as strong road links, the site is also easily accessible via public transport. Chester Road Train station is located within 1.9miles from site and a bus stop is located within 100m of the site, enhancing its accessibility, making it attractive for redevelopment.



Description

The subject site extends to around acres 1.8 acres/0.72 hectares and is irregular shaped. The site contains a large two-storey depot building and secondary smaller warehouse unit to the rear. The buildings on-site footprint equates to c.12% of the site area. The site is accessed from College Road and offers good visibility in both directions. The site is generally flat with areas of trees and shrubbery along the boundaries. The remainder of the site is made up of hardstanding and car parking. There is likely to be low ecological value given the current brownfield nature of the site. The site is impacted by a small area of flood risk, with flood risk 2 and 3 identified towards the rear of the site.



Planning

The site appears to be a suitable option for residential, commercial or mixed-use development. Whilst the site is not currently allocated for residential development in the local plan. The site has the benefit of a positive pre-app for residential development in 2023. The pre-app provided for a potential affordable housing scheme of up to 27 units consisting of 13x2-bed, 10x3-bed and 4xb-bed houses.

The response was positive, detailing the broadest principle of residential development would likely be acceptable. The scheme offers the opportunity to re-naturalise the existing brook and include a high-quality open space and soft landscaping scheme onto the site. There is no recent or materially significant planning history relating to the two properties on-site and the wider site. The site is not subject to any designations that would preclude development in our view.

The site's proximity to local infrastructure, public transportation options, schools and healthcare, implies it is situated in a sustainable location. There are no significant landscape or policy constraints which affect the site, such as green belt, AONB, SSSI or listed heritage buildings. Furthermore, the generally flat terrain enhances the feasibility of development. Considering both the local and national planning policy framework and the existing infrastructure, the site holds positive redevelopment potential, with residential development being favourable.



Proposal

Offers are invited on both a conditional and unconditional basis for the freehold site, subject to contract, assuming the delivery of a scheme which comprises 100% affordable housing. The site will be sold with an overage provision in the event that planning consent is secured for a change of use in the future (where an unconditional bid is accepted).

Bids will be accepted by way of an informal tender. The bid deadline is **2pm on Tuesday 10th February 2026**.

VAT

VAT may be charged on the property.

On Behalf of:



Tenure

The property is Freehold. It is shown for indicative purposes as outlined in red on the attached plan. **Vacant possession** to be provided on completion.

EPC

Office Block – EPC rating **D**

Store 1 – EPC rating **C**

Store 2 – EPC rating **E**

Store 3 – EPC rating **B**

Data-Room

Interested parties requiring access to the data room should register their interest to view supporting documents.



Contact

Viewings are strictly via the seller agent only.
For more information please contact:

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Rateable Value

The current rateable value is £127,000.

Anti-money laundering

In accordance with HMRC requirements, all bidders will be required to provide the necessary information to satisfy Anti-Money Laundering checks.

Seller's Costs

The purchaser is required to cover the Seller's professional fees and costs associated with the sale, which are estimated to be £15,000.



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