

Smethwick Police Station

PIDDOCK ROAD, SMETHWICK, BIRMINGHAM, B66 3BL

FOR SALE Development Opportunity
On the instructions of West Midlands Police



savills

Indicative Site Boundary

LOCATION

Smethwick Police Station is located in Smethwick, lies approximately four miles west of Birmingham city centre and is situated off the A4030, on Piddock Road.

The property benefits from good transport links with the closest bus stop (Piddock Road) being a minutes' walk away. Smethwick Rolfe Street railway station is located approximately 0.3 miles away (eight minutes' walk) to the north of the property, providing direct links to Birmingham New Street in just seven minutes. Smethwick Galton Bridge railway station is located slightly further north west of the site approximately one mile away (20 minute walk or a three minute drive) providing services to Birmingham New Street, Liverpool Lime Street, Stratford-upon-Avon, Wolverhampton and Worcester Foregate Street.

Situated off the A4030 the property has easy access to the A457 (Dudley Road) which provides journeys to Birmingham city centre in under 20 minutes' drive. The site is also approximately a five minute drive from the West Bromwich Interchange leading onto the M5 North and South providing access to the wider motorway network.

DESCRIPTION

The property is situated within a predominantly residential area of Smethwick, occupying an irregularly shaped site of approximately 0.54 acres (0.22 hectares). It is bound by Piddock Road to the north, existing community facilities to the west, Crocketts Lane to the south and the Law Courts building to the east.

The property comprises the original Police Station building along with more recent extensions. It is primarily two storeys in appearance, with a three-storey flat-roof addition to the west. A single-storey pitched roof building is also located to the west of the main building.

In addition, the property includes a two-storey freestanding detached building fronting Crocketts Lane, along with an area of tarmacadam parking elevated above street level.

The property also benefits from its close proximity to Victoria Park, which provides a pleasant green space nearby.



PLANNING

The property is situated within the administrative boundary of Sandwell Metropolitan Borough Council (SMBC).

The property falls within the Smethwick High Street and Crocketts Lane Conservation Area, and it has been identified that the Police Station building is locally listed.

We understand from online enquiries the use class of the property falls under Sui Generis. The site could have potential for a range of alternative uses, subject to obtaining necessary planning consents.

Please note these are initial observations, and any purchaser should satisfy themselves as to the planning and listed status of the property. For further information please contact SMBC's planning department with specific planning enquiries.

TITLE

The Police and Crime Commissioner for West Midlands owns freehold of the property held under title numbers WM574563, MM136333 and WM405785.

There is a restrictive covenant on title number WM405785. A copy of the transfer is included in the marketing dataroom and interested parties should review it as part of the marketing process.

Vacant possession will be provided on completion.

BUSINESS RATES

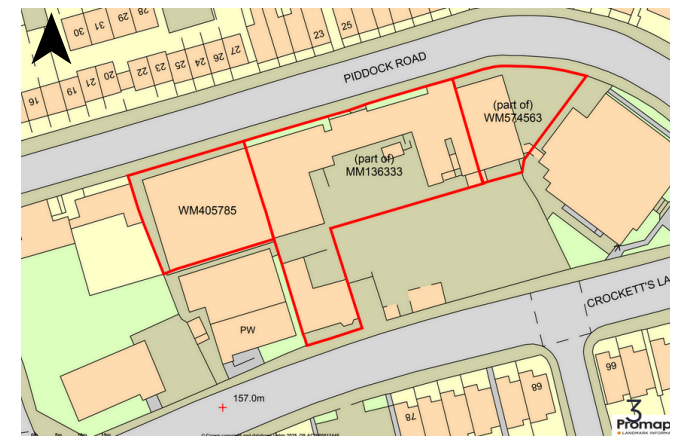
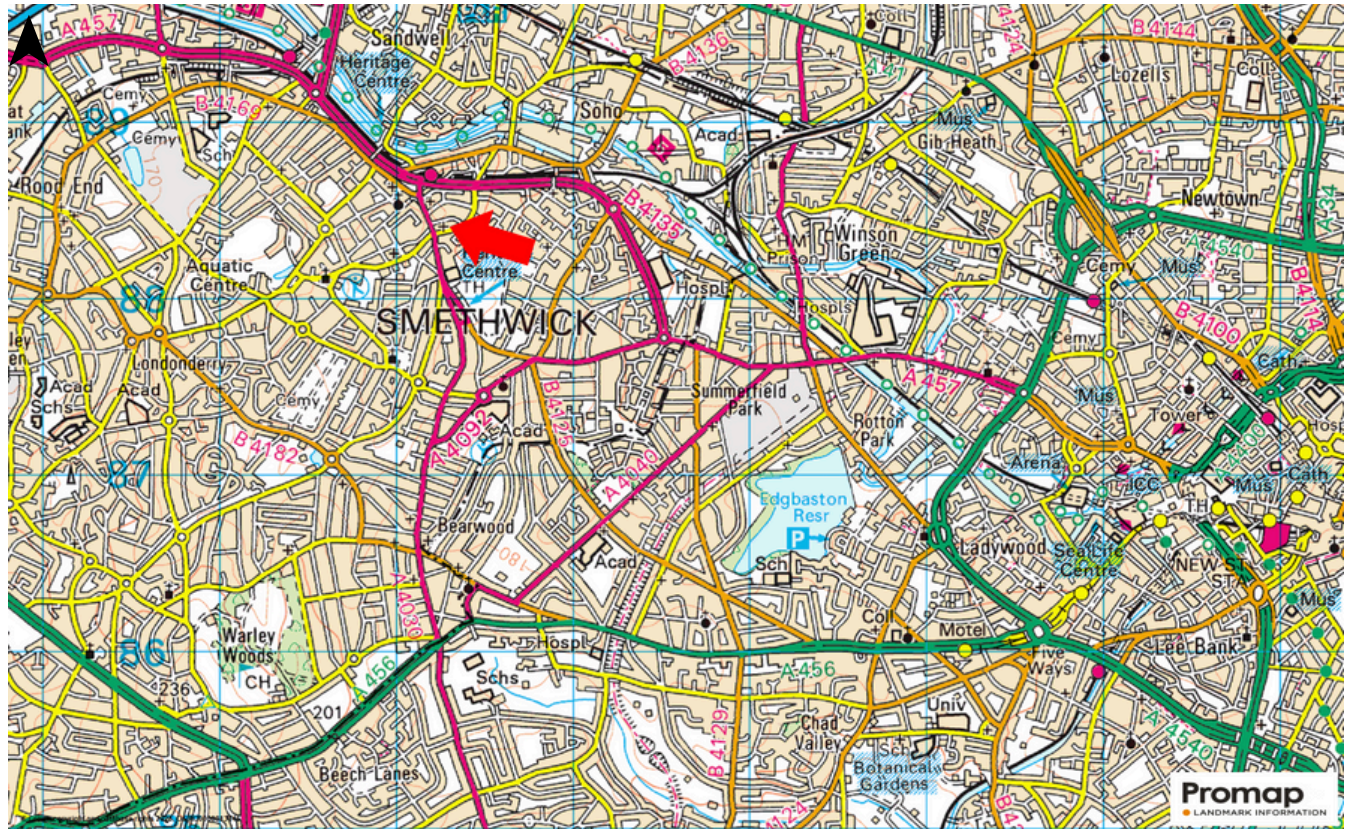
The 2023 rateable value for Smethwick Police Station is £155,000 (£84,630 rates payable for 01/04/2024 - 31/03/2025).

ENERGY PERFORMANCE

The property has an EPC rating of C. A copy of the EPC is available in the marketing dataroom.

SERVICES

We have been informed that mains services are connected to the property however we advise that prospective purchasers should investigate these matters to their own satisfaction.





IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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FURTHER INFORMATION

Further information is available in a dedicated marketing dataroom. Please contact Katie Gilhooly (katie.gilhooly@savills.com) to gain access.

OFFERS

Offers are invited by 12 noon on Thursday 25th September 2025 for the freehold interest in the property.

The vendor seeks offers on an unconditional basis, albeit consideration will be given to subject to planning offers on their merits, subject to contract.

Offers are to be submitted for the attention of Kate Comfort MRICS, via email (kate.comfort@savills.com) or at 55 Colmore Row, Birmingham B3 2AA.

A bid proforma is available in the marketing dataroom and must be completed and returned as part of your offer. Failure to do so may result in a non-compliant bid.

VIEWINGS

Access is strictly by appointment only and to be arranged through Savills. Savills request that interested parties do not attempt to gain access to the site outside of accompanied viewings other than roadside viewings.

VAT

The property is not subject to VAT.

CONTACT

For further information please contact:

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