

Ashlawn Chase

Land & Development

BUILT ON RELATIONSHIPS, FOCUSED ON RESULTS

MIDDLE LANE / HOLLYWOOD BYPASS WYTHALL, WORCESTERSHIRE

2-ACRE STRATEGIC DEVELOPMENT OPPORTUNITY
PROMINENT ROADSIDE DEVELOPMENT SITE OPPOSITE BECKETTS FARM

OPPORTUNITY

An exclusive opportunity to acquire a highly prominent development site extending to approximately 2 acres (0.81 hectares) situated at the junction of Middle Lane and the Hollywood Bypass in Wythall.

Occupying a strategic roadside position opposite the renowned Becketts Farm, the site benefits from significant passing traffic volumes and excellent connectivity to Birmingham, Solihull and the wider West Midlands.

The property presents an opportunity for a variety of potential uses, subject to obtaining the necessary planning consents, including:

- **Petrol Filling Station (PFS)**
- **Drive-Thru Food & Beverage**
- **Roadside Convenience Retail**
- **Retirement Living**
- **Care Home**
- **Residential Development**
- **Mixed-Use Development**

The site is offered with vacant possession and interested parties are invited to undertake their own planning investigations.

HIGHLIGHTS

- Approx. 2 acres (0.81 hectares)
- Highly prominent corner position
- Frontage to Hollywood Bypass and Middle Lane
- Opposite Becketts Farm
- Strong daily traffic flows
- Established and affluent catchment
- Excellent access to Birmingham and Solihull
- Potential for a variety of development uses (STP)
- Freehold opportunity
- Conditional and unconditional offers invited





**JUNCTION 3 OF M42 BEING
ONLY 1.5 MILES AWAY.
SOLIHULL 7 MILES
BIRMINGHAM CITY CENTRE
10 MILES
BIRMINGHAM AIRPORT 13
MILES**

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LOCATION

Wythall occupies a highly desirable position on the southern edge of Birmingham, benefitting from strong demographics and excellent connectivity to both Birmingham City Centre and Solihull.

The site is prominently located at the junction of Middle Lane and the Hollywood Bypass (A435), one of the principal arterial routes connecting Birmingham with Redditch and Worcestershire.

The surrounding area comprises established residential neighbourhoods, employment centres, roadside commercial uses and destination attractions, with Becketts Farm located immediately opposite.

The location benefits from a substantial catchment population and significant passing vehicle movements throughout the day.

DEVELOPMENT POTENTIAL

The site's prominent roadside location and substantial frontage create an opportunity for a number of alternative development strategies.

Petrol Filling Station & Roadside Retail

The site's visibility and accessibility may lend itself to a petrol filling station, convenience retail offer and associated roadside services, subject to planning.

Drive-Thru Opportunity

The location offers strong potential for drive-thru food and beverage operators seeking representation along the A435 corridor.

Retirement Living / Care

The surrounding demographics and accessibility may support retirement living or care-led development.

Residential Development

The site may also offer potential for residential development, subject to planning policy and technical due diligence. Interested parties are expected to satisfy themselves regarding planning matters and development capacity.



OFFERS

The property is available on a Freehold basis.
Both unconditional and conditional offers are invited.
Purchasers should submit details of:

- Purchase price
- Proposed use
- Planning assumptions
- Funding position
- Relevant track record
- Solicitor details
- Proposed timescales

The vendor reserves the right not to accept the highest or any offer received.



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LANDMARK INFORMATION

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Plotlet Scale - 1:25000. Paper Size - A4

INSPECTION

Tenure :

The site is offered on a Freehold basis.

VAT:

VAT is not applicable.

The property may be inspected from the public highway, though any party wishing to gain access to the site itself, is strictly by prior appointment through the vendor's selling agents, Ashlawn Chase.

CONTACTS



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