

# LOT 185 - Birmingham

Residential Auction - 25th February 2026



**\*\*VACANT - Freehold Part Grade II Listed Corner Property with Three Road Frontages \*\***

Land and Buildings, Caroline Street, Birmingham, West Midlands, B3 1UG

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GUIDE PRICE \*

**£2.75M+**

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Live Stream



### Key Features

- **Planning granted on 19th March 2020 for Change of Use, Alterations and Extensions to Existing Building to provide Thirty-Seven Apartments and Ground Floor Commercial (B1/A1/A3 Uses)**
- **Once developed, the property will provide Six Commercial Units, together with Nineteen x 1 Bedroom Flats and Eighteen x 2 Bedroom Flats**
- The property is situated within the Birmingham Jewellery Quarter, home to more than 100 retailers, diamond dealers, as well as the Museum of the Jewellery Quarter
- The property is situated within the Jewellery Quarter Conservation Area
- **Prime site in the heart of the Jewellery Quarter with possible potential for both residential and commercial redevelopment**

### Vacant Possession

#### Tenure

Freehold

### Location

- 📍 The property is situated on an island site fronting Caroline Street, Regent Parade and Regent Place
- 🛍 Extensive shops and amenities are available in nearby Birmingham city centre
- 🚉 Jewellery Quarter rail station provides services to Birmingham Moor Street, Worcester Foregate Street and Stourbridge stations
- 📍 Constitution Hill (B4100) is to the east and the A38 (Great Charles Street Queensway) is to the South
- 🌳 The open spaces of Tower Street Recreation Ground are within reach
- 📍 The property is situated within the Birmingham Jewellery Quarter, home to more than 100 retailers, diamond dealers, as well as the Museum of the Jewellery Quarter

## Planning

- Local Authority: Birmingham City Council Website: [www.birmingham.gov.uk](http://www.birmingham.gov.uk)

The property is offered with planning consent and listed building consent for 'change of use, alterations and extensions to existing buildings to provide 37 apartments and ground floor commercial B1/A1/A3 uses with associated works including demolition of courtyard buildings, erection of replacement 3 & 4 storey buildings, additional floors to 18 Regent Parade, 68 Caroline Street and retained courtyard building'  
Planning Permission Reference - 2019/04424/PA  
Planning Permission date granted 19th March 2020  
Listed Building Consent Reference - 2019/04682/PA  
Listed Building Consent date granted - 5th December 2019

The Property may benefit from an implemented planning permission and interested parties are advised to undertake their own due diligence

Once developed, the property will comprise 6 Commercial Units on the ground floor, together with 37 self contained Flats (Nineteen x 1 Bedroom Flats and Eighteen x 2 Bedroom Flats)

**VAT** - Please refer to the Special Conditions of Sale

## Viewing

The property will be open to view on Friday 13th, Tuesday 17th, Friday 20th and Tuesday 24th February 10.00 to 11.00 am  
these are open viewings with no need to register.

**EPC** - Exempt

Floor	Accommodation
Ground	Five Commercial Units
	Six self contained Flats (Four x 1 Bedroom Flats and Two x 2 Bedroom Flats)
First	Thirteen self contained Flats (Six x 1 Bedroom Flats and Seven x 2 Bedroom Flats)
Second	Thirteen self contained Flats (Five x 1 Bedroom Flats and Eight x 2 Bedroom Flats)
Third	Five self contained Flats (Four x 1 Bedroom Flats and One x 2 Bedroom Flats)

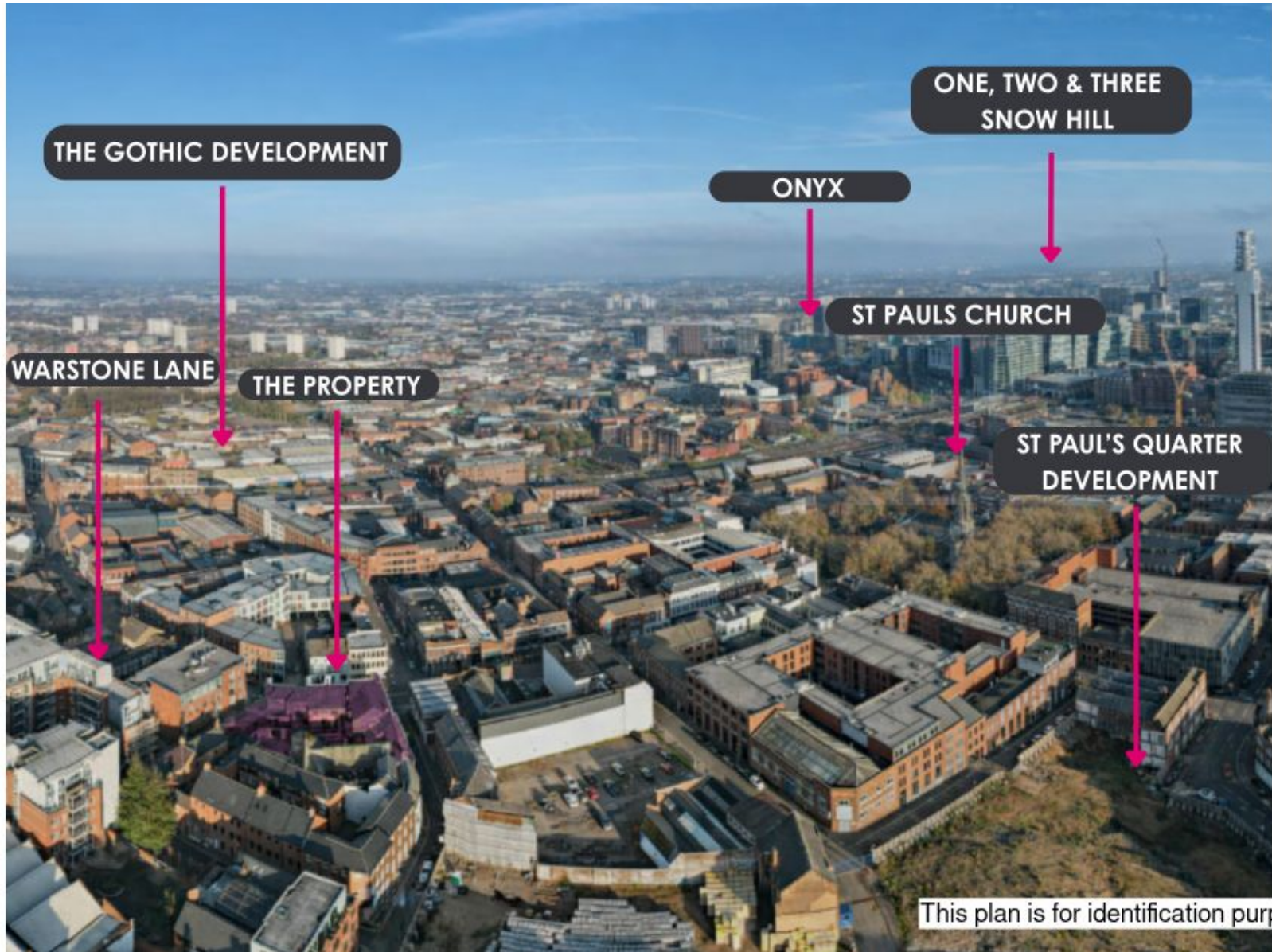
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Featured 1



## Featured 2



### Featured 3



Featured 4



Featured 5



## Featured 6



Featured 7



## Featured 8



Featured 9





Featured 11



Featured 12



Featured 13



Featured 14



Featured 15









Featured 19







Featured 22





Featured 24















Featured 31







Featured 34















Featured 41











Featured 46









Featured 50



Featured 51







Featured 54





Featured 56









Featured 60



Pro map

































## Addendum

The property may benefit from an implemented planning permission. Interested parties are advised to undertake their own due diligence and will be deemed to bid accordingly.

## Disclaimer

-- \*\*Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters\*\*

### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

### Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date. it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

### Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:  
Residential Auctions
  - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
  - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
  - All Lots: Buyers Fee £1,500 excluding VAT

1.

Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

**Other Matters**

3.

Please note that Lots may be sold or withdrawn at any time prior to auction.

4.

Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.

5.

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6.

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