

Olton Friary, Solihull B92 7BL

DEVELOPMENT AND CONVERSION OPPORTUNITY



savills

Indicative Boundary Only



OPPORTUNITY

- Development and conversion opportunity located in Solihull
- Approximately 1.1 acres (0.45 hectares)
- To be sold on a 250 year long leasehold
- Offers to be submitted no later than 12pm on Thursday 15th October 2026

LOCATION

Olton Friary is situated in a well established residential area of Solihull, approximately 2.5 miles north west of Solihull town centre and approximately 7.5 miles south east of Birmingham city centre. The property is bound by St. Bernards Road to the west and Monastery Drive to the south. The northern and eastern boundary of the property are bound by Saint Bernards Road Park.

The property benefits from strong connectivity, being close to the A41 Warwick Road, which provides direct access to the M42 motorway and Birmingham Airport. Olton Railway Station is situated approximately 0.9 miles north, offering regular services to Birmingham Moor Street and Birmingham Snow Hill Railway Stations. Birmingham New Street Railway Station, located approximately 6.5 miles to the north east, is the busiest railway station outside London and serves as the national hub of the Cross Country network as well as being a major destination on the West Coast Mainline.

Both Langley School and Reynolds Cross School are situated approximately 0.3 miles north west of Olton Friary as well as Tudor Grange Primary Academy located approximately 0.4 miles south. There are a range of nearby sporting amenities in close proximity including Robin Hood Golf Club, West Warwickshire Sports Complex and Old Edwardians Sports Club. Solihull Town Centre and Touchwood Shopping Centre is located approximately 2.2 miles south east.

DESCRIPTION

Olton Friary is a Gothic-style, three-storey former seminary college dating from 1873, set within mature grounds overlooking extensive gardens. Known as The Friary, it is Grade II listed due to both its architectural significance and its historical importance, having been built by the first Archbishop of the Roman Catholic Archdiocese of Birmingham. Internally, the ground floor currently accommodates parish offices and meeting rooms, while the upper floors provide residential accommodation consisting of 20 single bedrooms with shared kitchen and bathroom facilities. A former chapel on the first floor, later converted into a library, is now disused.

The Friary is physically linked to the adjacent church via a single-storey Parish Hall, a later addition designed to improve connectivity, though it is also included within the listing. The site benefits from substantial external space, including dual-access car parking areas to the north and south, with an additional overflow car park along the northern boundary.



PLANNING

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

The site is located within the Olton Conservation Area. The area is classified as an area of special architectural or historic interest the character of which it is desirable to preserve or enhance. The Friary buildings are noted as important buildings which make a positive contribution to the Conservation Area.

The Friary building is Grade II Listed under List Entry 1430858. The Listing extends to the Parish Hall.

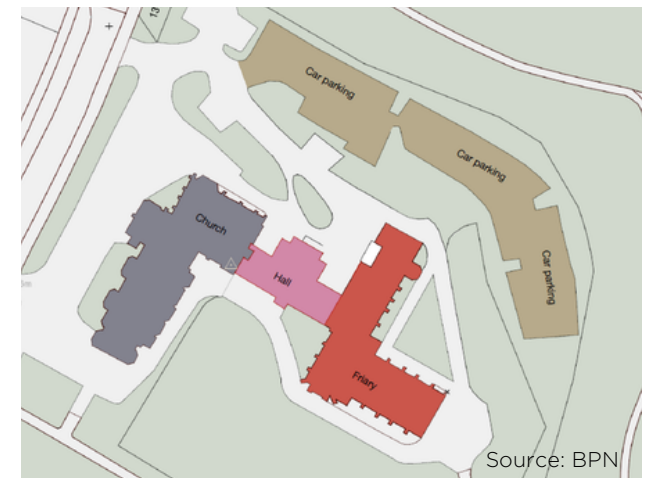
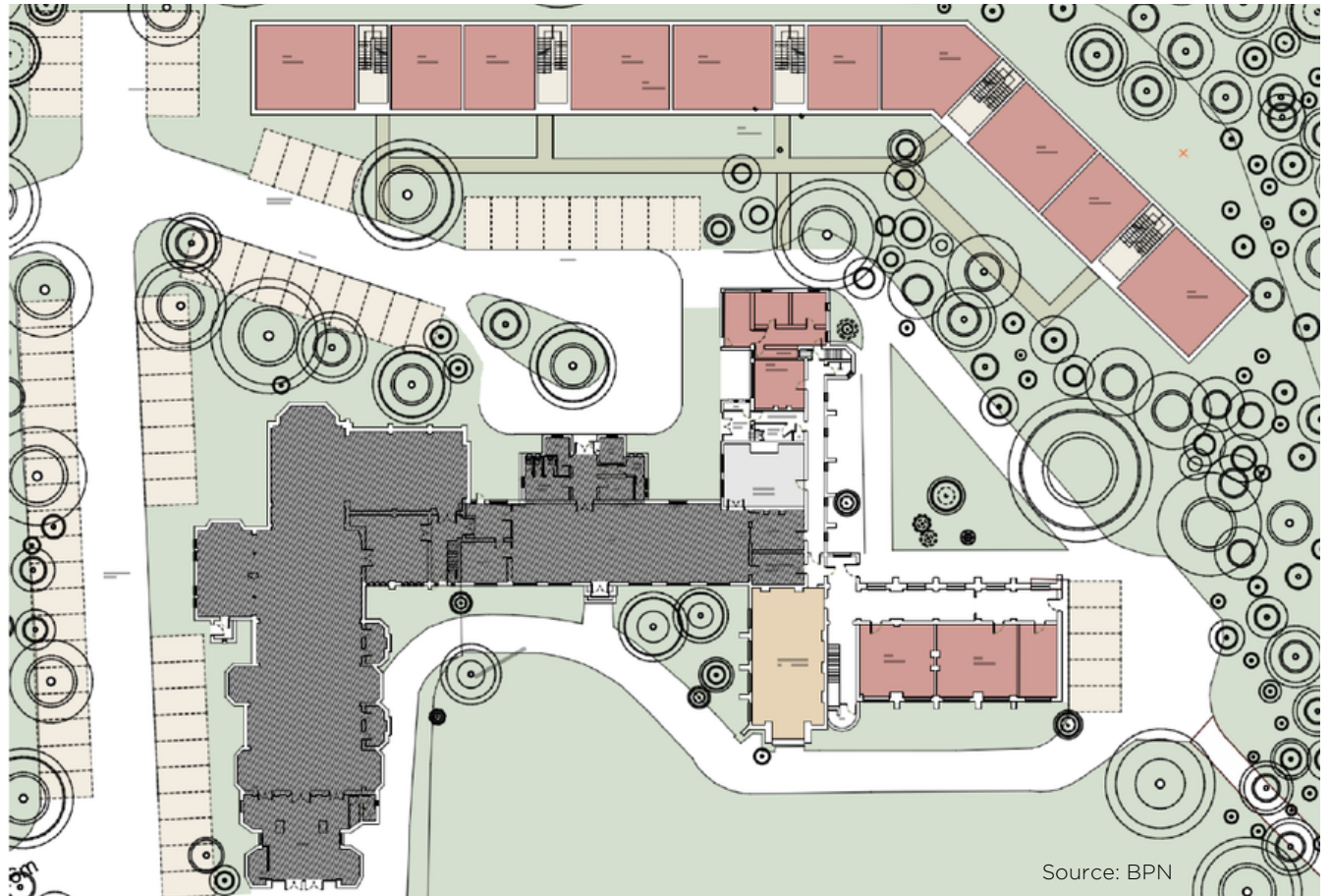
PROPOSED DEVELOPMENT

BPN Architects have prepared an indicative scheme located on the land currently occupied by the existing surface car parking areas to the north and north west of the Friary building. The concept seeks to concentrate new development within areas of the site that are currently used for parking and hardstanding, thereby limiting direct intervention within the immediate fabric of the listed buildings. This approach allows the historic Friary and church to remain the dominant architectural features within the site while introducing new residential accommodation in carefully positioned locations.

The scheme could deliver approximately 43 residential units in total, comprising:

- 30 apartments within the new build residential blocks, and
- 13 apartments created through the conversion of parts of the existing friary building.

Further details on the scheme are available within the dataroom. Please contact Ashton Gilbert (ashton.gilbert@savills.com) to gain access.





TITLE

The Birmingham Roman Catholic Diocesan Trustees Registered own the freehold under the title WM730927.

A new long leasehold interest (shown in blue) for the development opportunity will be carved out of the title on completion.

TENURE

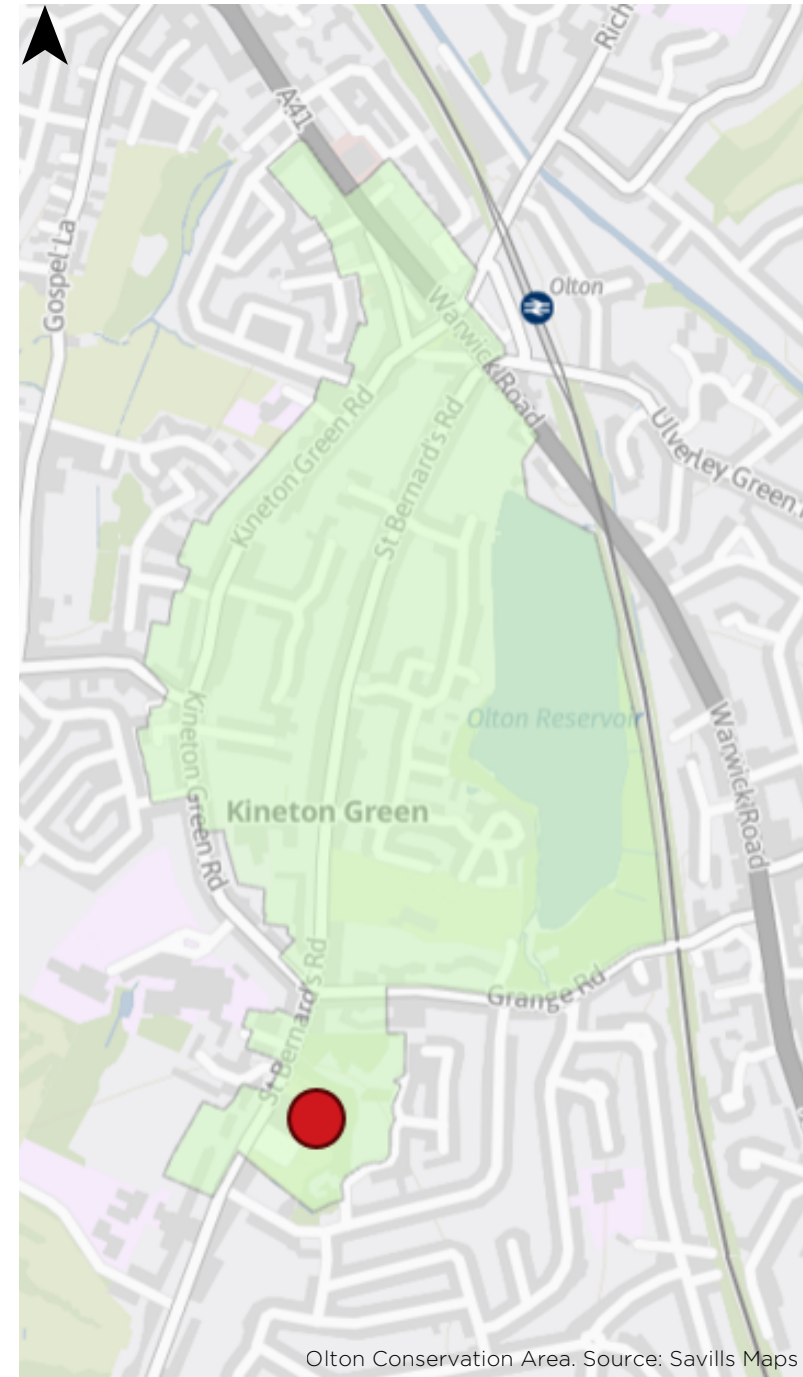
The site is to be sold on a 250 year long leasehold interest.

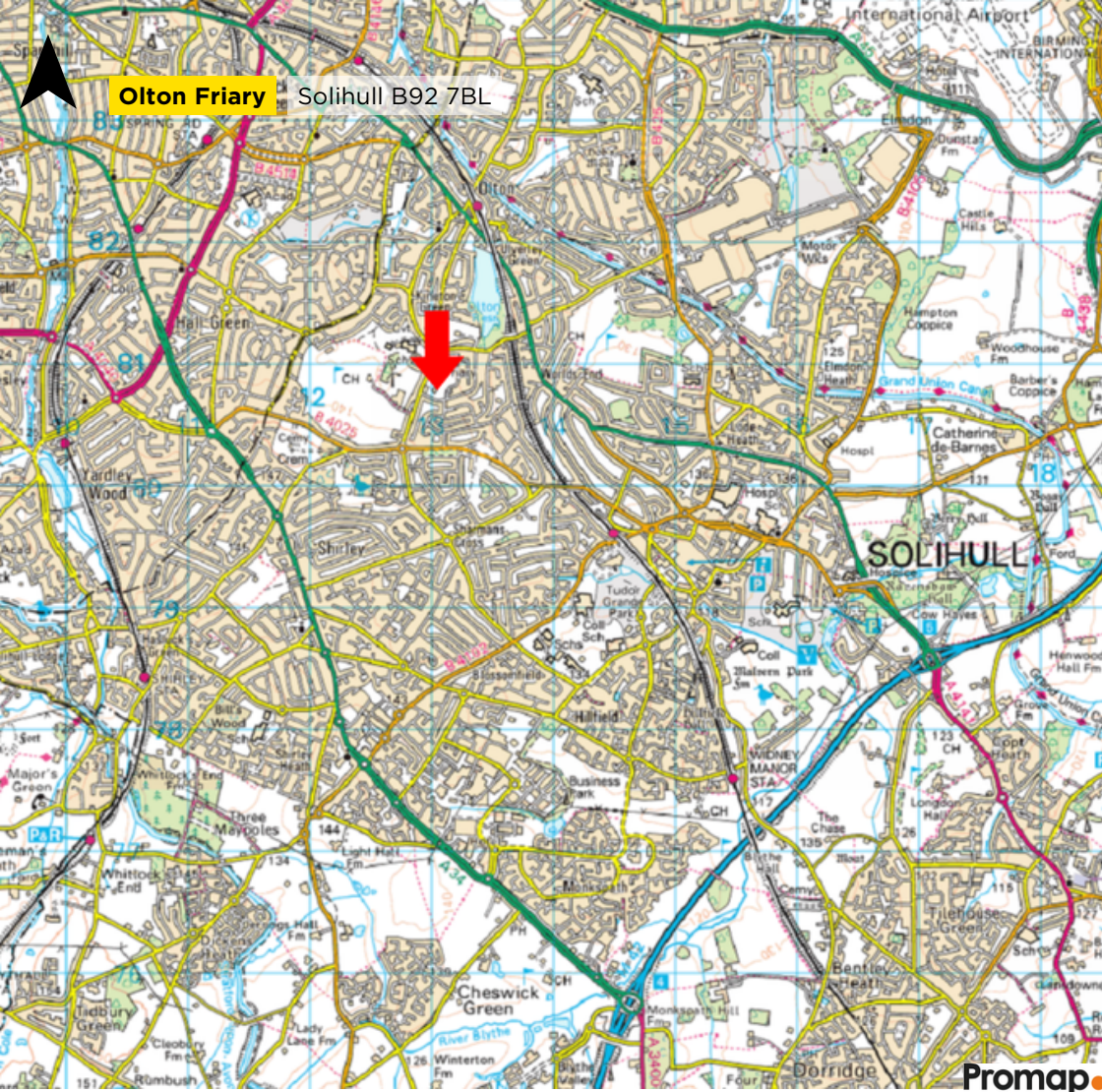
SERVICES

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.

VAT

The VAT position is to be confirmed.





IMPORTANT NOTICE

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FURTHER INFORMATION

Further information is available in a dedicated marketing dataroom. Please contact Ashton Gilbert (ashton.gilbert@savills.com) to gain access.

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.

OFFERS

Offers are invited by 12 noon on Thursday 15th October 2026 for the long leasehold interest in the property.

The vendor seeks offers on both an unconditional and a subject to planning basis. Offers are to be submitted for the attention of Michael Maguire (michael.maguire@savills.com), Kate Comfort (kate.comfort@savills.com) and Ashton Gilbert (ashton.gilbert@savills.com) via email or at 55 Colmore Row, Birmingham B3 2AA.

A bid proforma is available in the dataroom. Failure to complete this proforma may result in a non compliant bid.

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

For the avoidance of doubt, the church, parish hall and principal car park are not part of this process and will remain the property of the Archdiocese of Birmingham for uninterrupted use throughout.

CONTACT

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