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**Description**

Two quiet street frontages overlooking a Grade II\* Registered open space, a range of high profile recently restored listed buildings and a private courtyard to the rear.

**Location**

Key Hill Town End is a prime residential and commercial development site located in Birmingham's famous Jewellery Quarter, within the JQ Conservation Area at the top of Great Hampton Street (B4100), a major route into the city. The Jewellery Quarter main line and metro station and all local amenities are within easy reach.

**Planning Approval**

A phased planning permission (2021/06272/PA) for a mixed use scheme was granted in 2022. The first three phases are now under development with the loft style apartments in the listed Gem and Harry Smith by an award-winning developer, now complete and sold.

This final phase can now be brought forward, as:

9,513 sq ft (884 m<sup>2</sup>) Permission for 32 apartments (with no affordable element) including roof top penthouses, above commercial space and parking for 9 cars, cycles etc., in two blocks:

- Key Hill Apartments - a new build development with commercial elements of 273 m<sup>2</sup> at street level with residential accommodation above comprising 23 apartments and roof gardens at penthouse level.
- Rear of 1/2 Key Hill Drive - new build to the rear of a distinctive 1966 manufacturing building, residential development of 9 apartments

**Terms**

£1.3M subject to contract.

**EPC**

Available upon request.

**Legal costs**

Each party is responsible for their own legal costs.

**VAT**

We are advised VAT is not applicable

**Viewings**

Strictly by prior appointment with sole agents Maguire Jackson.

**Money Laundering**

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Maguire Jackson  
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