

FORMER  
**TOWER**  
**BALLROOM**  
SITE



**AVISON  
YOUNG**



APPROXIMATE BOUNDARIES  
FOR INFORMATION PURPOSES ONLY.

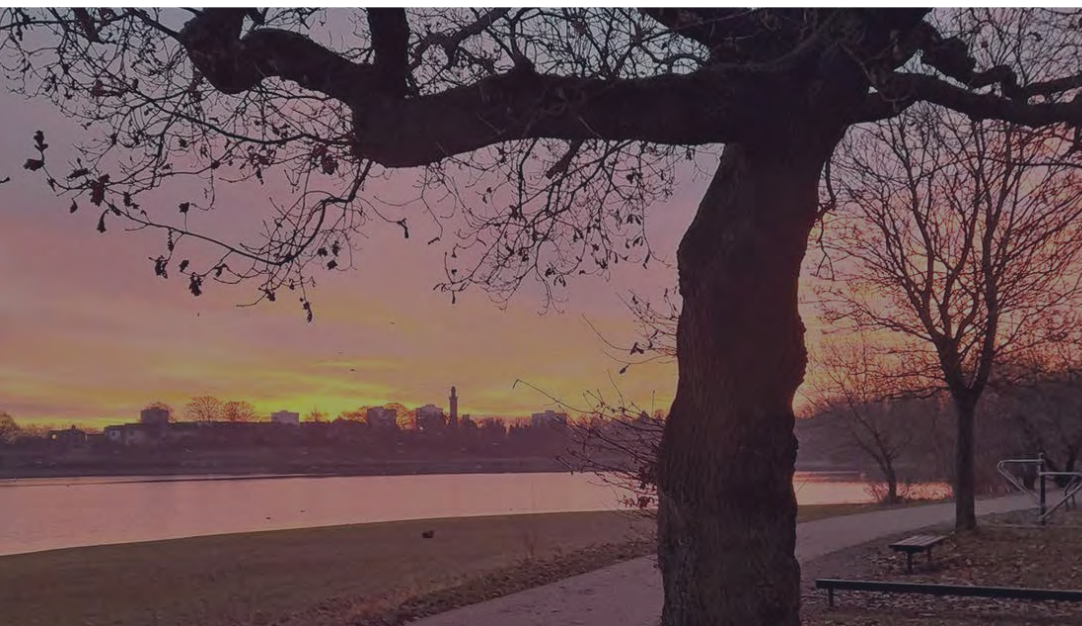


**FOR SALE**  
**DEVELOPMENT LAND**

PRIME WATERFRONT SUSTAINABLE  
DESIGN LED MIXED USE OPPORTUNITY

**FORMER TOWER BALLROOM SITE**  
EDGBASTON RESERVOIR  
BIRMINGHAM  
B16 9EE





- NEW 250-YEAR LONG **LEASEHOLD SALE**
- WATERSIDE LOCATION OFFERING OPPORTUNITY TO PROVIDE LANDMARK DEVELOPMENT IN KEEPING WITH THE EDGBASTON RESERVOIR MASTERPLAN.
- CLEARED SITE EXTENDING TO **3.57 ACRES (1.44 HECTARES) GROSS** OPPORTUNITY TO DEVELOP A HIGH QUALITY, DESIGN LED MIXED USE DESTINATION
- SITE INCLUDES **GRADE II RESERVOIR LODGE BUILDING** SUITABLE FOR COMMUNITY OR COMMERCIAL USES
- **CONDITIONAL AND UNCONDITIONAL OFFERS ENCOURAGED** FOR THE LONG LEASEHOLD PROPERTY IN ITS ENTIRETY



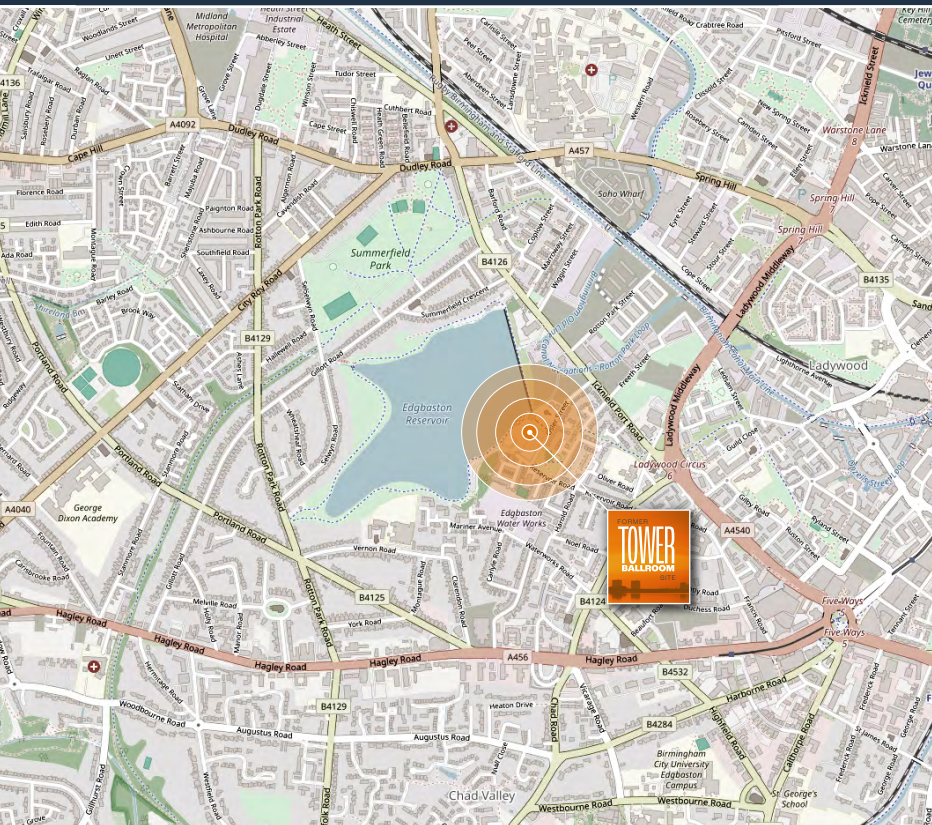
# LOCATION

**THE PROPERTY IS LOCATED NEXT TO EDGBASTON RESERVOIR, c.1.9 MILES (4.7 KM) TO THE WEST OF BIRMINGHAM'S CITY CENTRE.**

The reservoir is an established centre for water sports, as the home of Midland Sailing Club, Birmingham Rowing Club and TS Vernon Sea Cadets. A new boathouse for the Sea Cadets next door to the subject property is currently being constructed and expected to be completed later this year.

Edgbaston Reservoir forms part of the Greater Icknield area, which continues to undergo significant housing and community led regeneration.

The nearby Port Loop development provides an award-winning bespoke development that is delivering canal side housing and is expected to deliver new retail, employment and leisure provisions.



# LOCATION



The property is located 0.2 miles (0.3 km) to the west of Port Loop and 1.4 miles (2.24 km) south of Birmingham City Hospital. There are three supermarkets within 1.0 mile (1.6 km) of the site which include a Lidl, Morrisons and a Tesco Superstore. Birmingham's primary retail district, centred around New Street, is within 1.7 miles (2.72 km) to the east.

The property is also in close proximity to Birmingham's core commercial areas, providing excellent access to national and international employment opportunity. Brindleyplace is situated approximately 1.1 miles (1.76 km) east (circa. 24-minute walk), and the Paradise development is situated approximately 1.5 miles (2.4 km) east of the property.

The Reservoir was statutorily designated as a Local Nature Reserve in 2010 and locally designated as a Site of Importance for Nature Conservation.

There are five railway stations within 2.0 miles (3.2 km) of the property including Five Ways, the Jewellery Quarter, Birmingham New Street Station, Birmingham Snow Hill and Birmingham Moor Street.

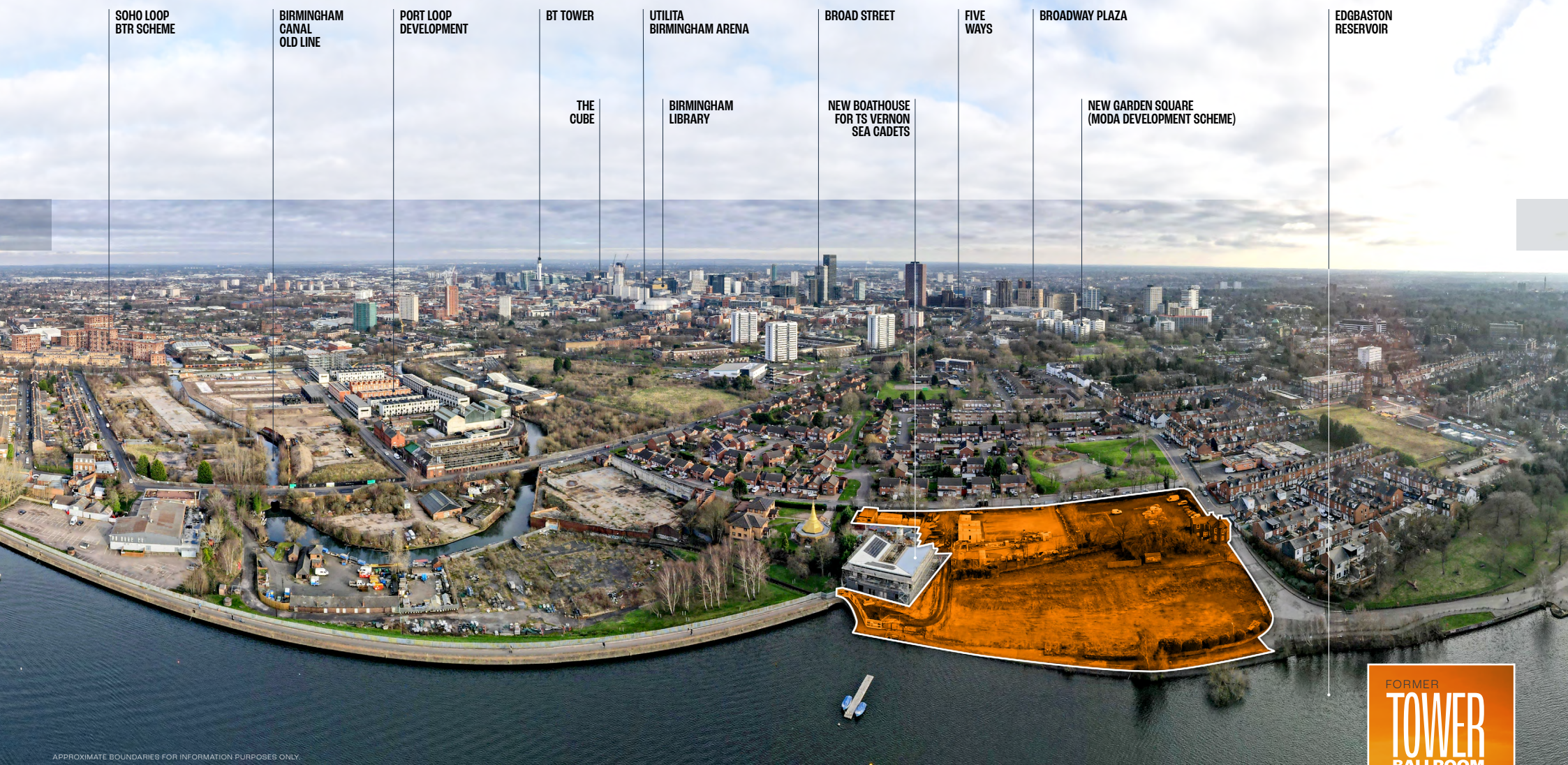
Five Ways provides access to Bromsgrove, Sutton Coldfield, Lichfield Trent Valley and Redditch, whilst Birmingham New Street offers connections to London (1 hour 25 minutes' duration), Manchester (1 hour 40 minutes' duration).

The three other stations provide services to London Marylebone, Leamington Spa, Warwick, Stratford-upon-Avon, Solihull and Worcester.

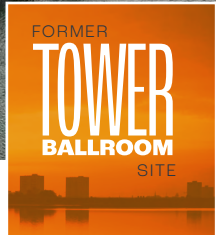
Junction 6 of the M6 Motorway at the intersection with the A38M is located approximately 3.9 miles (6.24 km) from the property, and Junction 1 of the M5 Motorway is located approximately 2.75 miles (4.4 km) from the property via the A4540 and A41.



# THE SITE IN CONTEXT



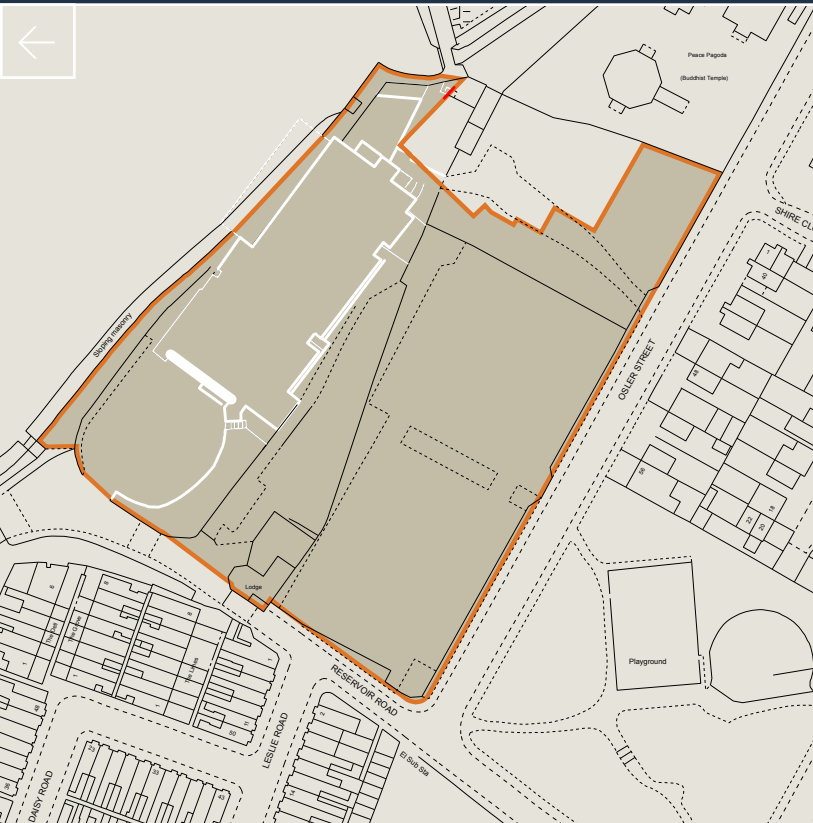
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# THE PROPERTY

THE SUBJECT SITE, MEASURING APPROXIMATELY 3.57 ACRES (1.44 HECTARES) GROSS, BENEFITS FROM RESERVOIR FRONTAGE AND CAN BE ACCESSED VIA RESERVOIR ROAD AND OSLER STREET.

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The property currently comprises the cleaned site of the Former Tower Ballroom situated at the water's edge and its associated car park at a higher-level fronting Osler Street. The property sits at two levels and offers the potential of being redeveloped, subject to planning, in two phases.

In addition to the development land, there is a Grade II Listed Reservoir Lodge which will be offered with vacant possession. It is currently occupied as office accommodation, albeit the building is dated and in need of modernisation to meet future occupier needs.

The boundary of the full extent of the property is delineated in orange on the adjacent site plan.





CGI IMAGE OF PROPOSED DEVELOPMENT.

# PLANNING PROPOSALS

## THE PROPERTY IS WITHIN THE JURISDICTION OF BIRMINGHAM CITY COUNCIL.

Edgbaston reservoir is located within Policy Growth Area Two (GA2) of the Birmingham Development Plan (BDP) which relates to the Greater Icknield area anticipated to provide 3,000 new homes for the city's growing population. This policy allocates the Tower Ballroom site as a key development site to support future growth in the area and regarding (the much larger) Port Loop and Tower Ballroom sites, the policy states:

'As the largest development opportunity in the area their transformation will provide innovative family housing close to the city centre along with a mix of commercial and community uses'.

Any new development will need to demonstrate how it can deliver family housing along with community and commercial uses, to ensure it is in general conformity with the BDP. The Edgbaston Reservoir Masterplan SPD, adopted in 2022 following extensive community and stakeholder engagement, reflects this through its proposals for the site.

The council's Affordable Housing policy requires 35% of all housing sites of 25 dwellings or more or 1 hectare or more, are to be delivered as Affordable units.

The adjacency of the site to a Local Nature Reserve presents a unique opportunity to provide a landmark development that sets a precedent for design and sustainability within Birmingham. New development will need to demonstrate high-quality sustainable designs that reflects the character of the reservoir.

The masterplan requires the site to re-deliver a wide public walkway adjacent to the reservoir that connects with the existing circular footpath. To be located between the water and development this should provide access; public to continue to walk, cycle, and enjoy the waterside location. It is expected to be between 20 and 35m in width varying to accommodate the reservoir shape and maintain a linear building line.



# PLANNING PROPOSALS

All conditional proposals for the Former Tower Ballroom site will need to adhere to the overall vision of the masterplan and be able to clearly demonstrate how it accords with the principles set out for the site.



CGI IMAGES OF PROPOSED DEVELOPMENT.



## OTHER PLANNING POLICY THAT WILL BE RELEVANT INCLUDES:

- **Birmingham Transport Plan (2021)** sets out the direction of transport investment and design for the city region, focusing on a sustainable transport system for all.
- **The Birmingham Parking SPD (2021)** sets out updated parking standards for development and seeks to support sustainable modes of travel and efficient use of land, whilst providing an appropriate amount of parking that is well integrated, high-quality and in secure locations.
- **Birmingham Design Guide SPD (2022)** provides design guidance to ensure that all development in the city delivers good quality, context-sensitive place-making and resilient, low and zero carbon places.

Further details on relevant policy documents are included within the masterplan. As part of the work to inform the masterplan the Edgbaston Reservoir Local Nature Reserve Management Plan was updated. This provides a useful context for the site and information on how the natural environment at the reservoir can be protected and enhanced.





# TENURE AND SERVICES

## TENURE

The property is to be sold on a long leasehold with a 250-year term at a peppercorn in its current condition.

The property is sold subject to all third-party rights, easements and statutory designations currently passing, and prospective purchasers must make their own enquiries in this regard.

## SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

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# METHOD OF SALE

## TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website:

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely

for use by recipients in considering their interest in submitting an offer for the acquisition of all or any part of the property.

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws. The information provided should be used for consultations and illustrative purposes only. Therefore, no reliance should be placed on the information or further copies made without the permission of the copyright owner.

## BASIS OF OFFERS

### CONDITIONAL AND UNCONDITIONAL OFFERS ARE INVITED FOR THE 250-YEAR LONG LEASEHOLD INTEREST.

Birmingham City Council are seeking to identify and appoint a Development Partner to deliver a high quality waterside scheme, in keeping with the ethos and principles of the Edgbaston Reservoir Masterplan.

All offers whether on a conditional or unconditional basis should be supported by satisfactory proof of funds and timescales for exchange and completion, including security offered for any deferred payments.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the anticipated timescales, scheme

proposals including necessary drawings (for bids on a subject to planning basis), and further details of the purchasing company, including details of the financial standing of the company and track record of similar opportunities.

Offers are to be submitted via email, to include a covering offer letter with any supporting information to the selling agents and our client:

[joe.williams@avisonyoung.com](mailto:joe.williams@avisonyoung.com)

[mark.birks@avisonyoung.com](mailto:mark.birks@avisonyoung.com)

[andrew.cox@birmingham.gov.uk](mailto:andrew.cox@birmingham.gov.uk)

Interested parties are permitted to submit and offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.



# CONTACTS

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## VIEWING

Whilst the majority of the property can be viewed externally from the public footpath and highway, any party wishing to walk the site should do so during an accompanied viewing slot. To arrange a viewing, please contact:

[joe.williams@avisonyoung.com](mailto:joe.williams@avisonyoung.com)

Avison Young request that interested parties do not attempt to gain access to the property outside of these accompanied slots. We would request discretion in the event interested parties undertake any roadside inspections of the property. Construction of the Sea Cadets' new boathouse in the neighbouring site is on-going and viewing parties should be aware of the risk of construction traffic and undertake their inspection at their own risk. All parties are advised to attend with all relevant personal protection equipment (PPE).

## VAT

All offers are to be exclusive of VAT which may apply.

## EPC

An Energy Performance Certificate will not be provided within these marketing details.

## IMPORTANT NOTICE

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

## ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

### Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

January 2024

Subject to Contract.

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