

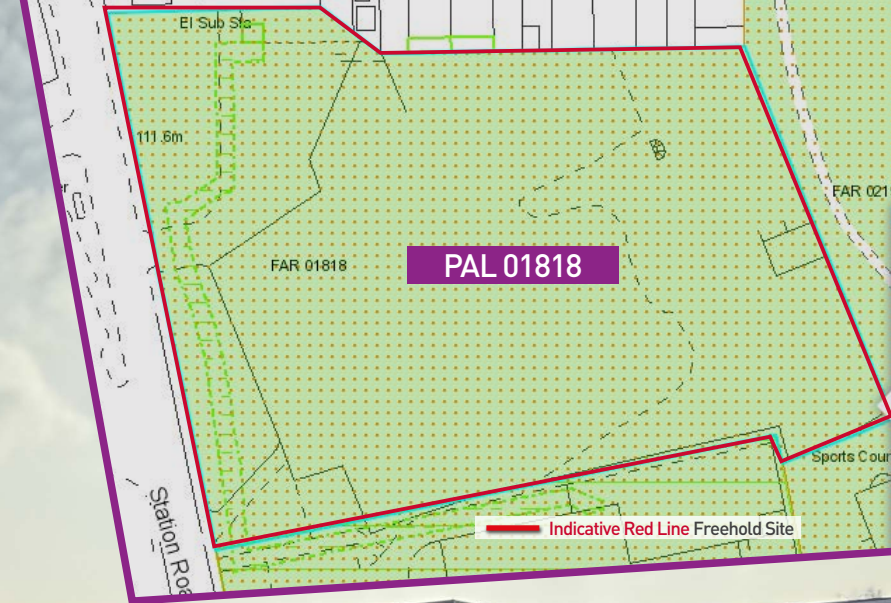
Land at Station Road

Stechford **B33 8BP**

(former Cascades Swimming Baths)

Lambert
Smith
Hampton

FOR SALE



On Behalf of:

/// what3words solid.ideal.expect



Birmingham
City Council

Freehold Development Site

Site extends to approx. 2.43 acres / 0.98 hectares



Opportunity Summary

- ✔ **Freehold** disposal of **Land at Station Road**
- ✔ Development opportunity suitable for various uses subject to planning permission
- ✔ Prominently located site within an established mixed-use area in Stechford
- ✔ Cleared site with direct access via Station Road
- ✔ Approx. **2.43 acres / 0.98 hectares**
- ✔ Sold with **Vacant Possession**
- ✔ Offers are invited on both an unconditional and conditional basis for the freehold interest, subject to contract. The site will be sold with an Overage provision in the event that planning consent is secured for a change of use in the future (where an unconditional bid is accepted).



Location & Situation

The property is situated on Station Road, Stechford within the Birmingham constituency of Yardley West & Stechford. Stechford is predominantly a residential suburb to the east of the city with a strong reputation of independent and national retailers, with strong connectivity to the city centre. Stechford is located approximately 5 miles east of the city centre and is bordered by Yardley and Hodge Hill.

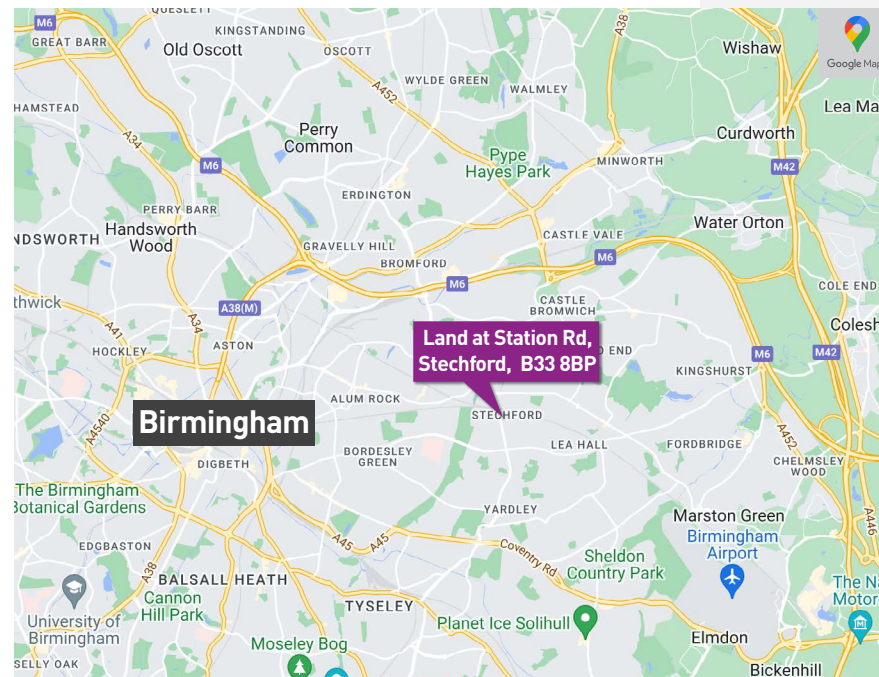
With a population of c.13,500, Stechford is largely regarded as one of the City's more populous areas with a highly diverse and young population. Stechford also boasts increasing property and rental values, driven by its connectivity and general affordability compared to more affluent boroughs in the City, making it a popular choice for those seeking affordability together with connectivity.

The property occupies a prominent position along Station Road (A4040), one of the main arterial routes through

Stechford. Directly opposite the property is an established parade of independent retail shops comprised of convenience stores, takeaways and pharmacies. The new replacement leisure centre directly borders the southern boundary with Manor Road Recreation Ground to the rear (western boundary) of the site. The wider area is characterised by early 20th to mid-century housing stock and pockets of new-build housing and apartment developments.

Stechford consists of many independent and national chain retailers, supermarkets and restaurants. To the north of Station Road is Stechford Retail Park, which consists of national chains including Matalan, Home Bargains, B&M, The Gym Group and McDonalds, all within 0.5 miles. To the south of Station Road is the Swan Shopping Centre and Tesco Supermarket. The site is near to several good primary and secondary schools all within walking distance of the property.

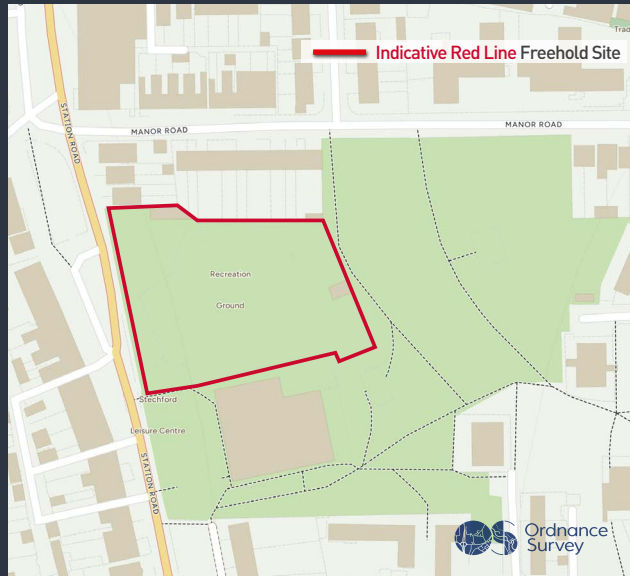
One of the attractions of Stechford is the connectivity to Birmingham City Centre and wider areas, which makes it a popular affordable commuter choice. Stechford train station is located a 4-minute walk (0.2 miles) from the site, with regular train service to New Street in 12 minutes. Station Road is also well served with bus routes with regular services running opposite the site. The site also offers strong road links, with Coventry Road access directly off Station Road, making the M42 and A45 easily accessible and M6 Junction 5 motorway located 2.5 miles away.



The Site

The site extends to around 2.48 acres (0.98 hectares) and was home to the Cascades Swimming Baths, which was demolished in 2018. The site now sits vacant and has been cleared with a gentle slope from the Station Road boundary towards the rear of the site. The majority of the site consists of cleared hardstanding with some car parking spaces to the front. There is a row of semi-mature trees on the front of the site and some low-quality vegetation on the rear boundary.

The site presents a significant opportunity for residential, commercial or mixed-use development. The site is currently considered a cleared brownfield site as identified in the Housing Economic Land Available Assessment (HELAA) 2024, indicating a strategic interest in promoting development for this site. Furthermore, the site sits within the "Birmingham - Growth Areas" local policy focussing on the growth of around 1,000 new homes and improvements to local centres.



Planning

The site is located within a defined settlement boundary and is formally designated as a brownfield site within the Brownfield Register. The site is identified within the Housing Economic Land Available Assessment (HELAA) 2024 as reference E862, describing it as a plot of 1.14 hectares, previously used for leisure, with potential total housing delivery capacity of 68 units within 6-10 years.

A formal pre-application enquiry was submitted in 2023 for the proposed construction of 70 no. affordable homes with a mix of two, three and four bedroom homes and one and two bedroom apartments. The feedback supported the broadest principle of residential, including an opportunity

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to include some commercial/mixed-uses, considering the location within the proximity of the local centre. The feedback also stated there is an opportunity to increase the density and massing on the site.

In the context of residential development, the sites inclusion within the HELAA 2024 assessment and the specific policy attention to housing in the surrounding plans, indicates a favourable outlook for residential housing development. Additionally, the site also presents reasonable prospect for commercial development. The site benefits from prominent visibility and road frontage along a main arterial route within an urban area surrounded by residential units, retail units, schools and leisure facilities.

There are no statutorily or locally listed buildings on the site, nor is it within a conservation area. The site is situated within Flood Zone 1, which indicates low risk of flooding. There are no Tree Protection Orders on the site.

Viewings



Viewings will be strictly by appointment with the agent.

Tenure

The property is **Freehold**. It is shown for indicative purposes as outlined in red on the attached plan.

The entire freehold extends to approximately **2.48 acres / 0.98 hectares**. The property is being **sold with vacant possession**.

Proposal

Unconditional offers are invited for the freehold interest, subject to contract. The Vendor will require an Overage provision in the event that planning consent is secured for a change of use in the future. Further information is available upon request.

VAT

The client advises that VAT will not be applicable on this sale.

Anti-money laundering

In accordance with HMRC requirements, all bidders will be required to provide the necessary information to satisfy Anti-money Laundering checks.

Seller's Costs

The purchaser is required to cover the Seller's reasonable professional and legal fees associated with the sale.

Data-Room

Interested parties requiring access to the data-room should register their interest to view supporting documents.

Contact

Viewings are strictly via the seller agent only.
For more information please contact:

**Lambert
Smith
Hampton**

Interchange Place, Edmund Street,
Birmingham B3 2TA

Office: +44(0) 121 236 2066

lsh.co.uk   

Davinder Nagra

M: 07928 507434

E: DNagra@lsh.co.uk

Richard Durkin

M: 07918 73854

E: RDurkin@lsh.co.uk

Adam Ramshaw

M: 07990 564673

E: aramshaw@lsh.co.uk

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