



**LETS BUILD**

# **FOR SALE**

**Land For Sale**

# **Birmingham**

**\*Please Read\***

Please keep in mind that we are an off-market agency, which means that our clients privacy is paramount. To ensure that our deals remain exclusive, we have purposely omitted specific details from this brochure. Further information can be provided to qualified potential buyers



## Birmingham Development Site

## Today's Plans, Tomorrow's Projects

Introducing an opportunity in Birmingham City Centre—a parcel of land currently used for open-air car sales, is available for sale.

Planning permission has been approved for the development of an 8 storey 85 bed apartment building. The building will comprise of 45 No. 1 bedroom apartments, 33 No. 2 bedroom apartments, and 7 No. 3 bedroom apartments, spanning a total net sales area of 53,712 sq ft. The development also provides 10 No. car parking spaces (including 5 disabled spaces) and 153 No. cycle storage spaces

Located on the Eastern boundary of the Digbeth quarter, this site boasts an ideal position. It not only meets the present and future housing demand in Birmingham but also offers exceptional high-quality accommodation.

With its prime location, modern amenities, and a wide range of apartment options, this development is perfectly poised to meet the escalating demand for new housing in the area in the UK's second city

### 85 Bed New Apartment Scheme Birmingham

**Purchase Price incl fees**

**£2,856,000**

**Price per unit**

**£33,600**

**For further information please get in touch**

**\*\* Disclaimer - Figures are estimates taken with our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this document or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. All images are for illustration purposes only\*\***



## Talking Points

Today's Plans,  
Tomorrow's Projects

- 85 Bed brand new 8 storey apartment building
- Estimated GDV circa £22m
- Canalside land
- GIA 6613 Sqm
- GEA 7173
- Parking spaces
- Bike storage
- This is a tremendous opportunity in a fast changing location
- The scheme will be finished to a good specification to include fitted kitchens and bathrooms comparable with other modern developments within Birmingham city centre



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- Promising Site

With its vibrant city atmosphere, excellent connectivity, and diverse surroundings, Birmingham offers an ideal setting for residential development. The site's strategic location, coupled with the ongoing evolution of the Digbeth area, creates an enticing prospect for investors and developers seeking to make their mark in this thriving city



# Schedule Of Accommodation

Unit	No. Units	Unit Size sq ft	Total Net Sale Area sq ft
1 bed	45	546	24,563
2 bed	33	690	22,776
3 Bed	7	910	6,373
<b>Total</b>	<b>85</b>		<b>53,712</b>

The development benefits from on-site facilities such as gym, lobby, café, hot desk and laundry area. The development will include 45 No. 1 bedroom apartments, 33 No. 2 bedroom apartments and 7 No. 3 bedroom apartments. the proposed development will have a net sales area of 53,712 sq ft.

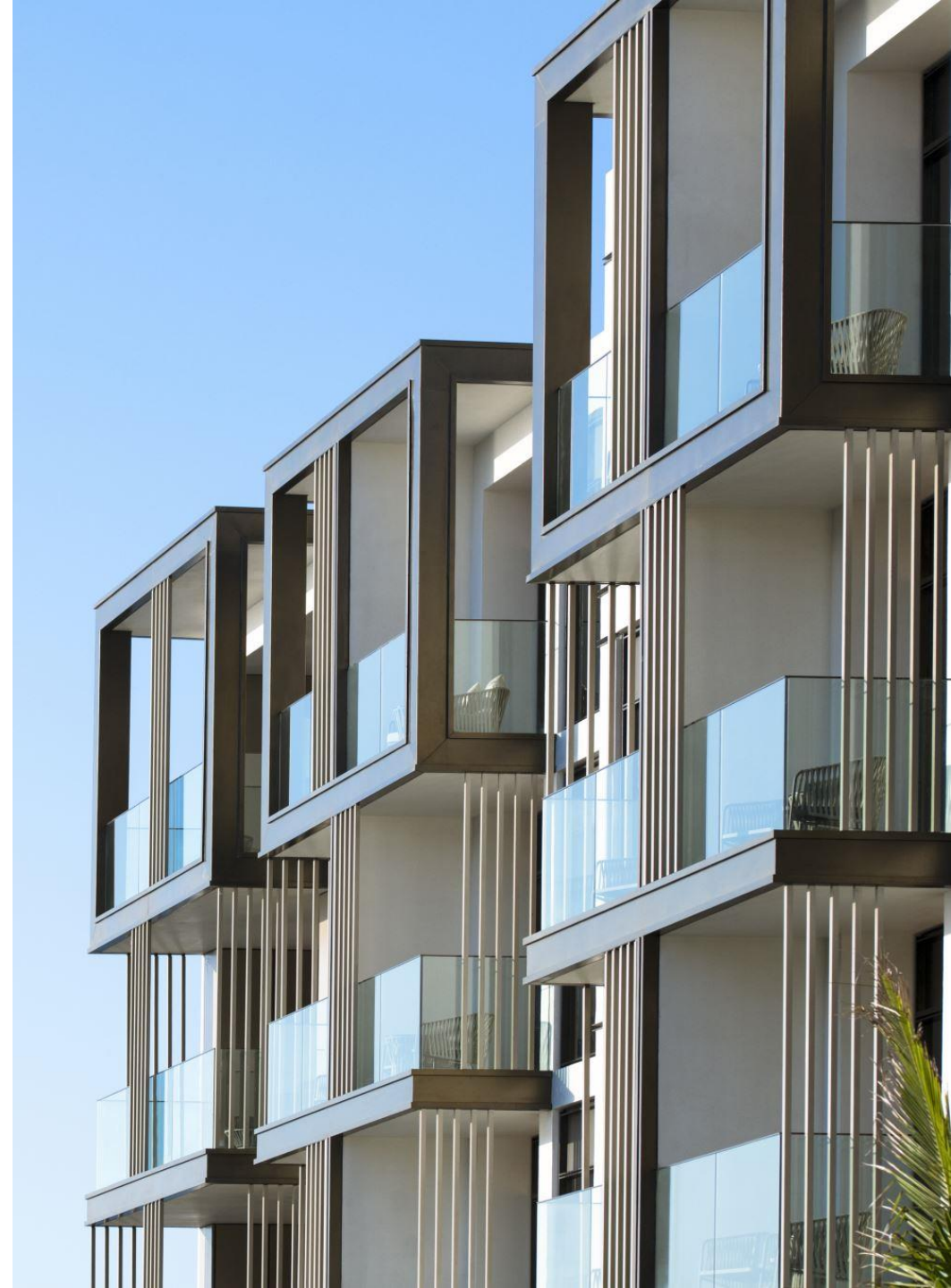


This proposal will redevelop a brownfield site within a highly sustainable area of Birmingham. The application site spans approximately 0.40 acres of brownfield land, forming a triangular shape with relatively flat topography. Currently used for open-air car sales/storage under a temporary license



# Apartment Information

- Apartments vary in size from the smallest at a minimum of 39m<sup>2</sup> to the largest at a minimum of 95m<sup>2</sup>
- All apartments have private kitchen and living spaces with the largest apartments featuring master bedrooms with en suite bathrooms
- There are 6 No. types of apartments in the proposed scheme; 1 Bed (1P & 2P), 2 Bed (3P & 4P) and 3 Bed (4P & 6P).
- Affordable housing provision has been agreed at:
  - 3 No. 1 bed units at 30% discount (First Homes)
  - 2 No. 1 bed units at 20 % discount( Discount market sale
  - 4 No. 2 bed units at 20% discount (Discount market sale)
  - Total 9 units affordable provision







Site Area





# Estimated Resale Values



Unit	Unit Size	Rate (psf)	Unit Cap Value
1 bed 1 person	463	£420	£194,384
1 bed 2 person	572	£410	£234,809
2 bed 3 person	667	£400	£266,943
2 bed 4 person	818	£395	£323,110
3 bed 4 person	879	£390	£342,576
3 bed 6 person	991	£375	£371,438



# Birmingham Information

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- **Birmingham: A Vibrant City with Excellent Connectivity**

Birmingham, the second largest city in the country and the largest in the West Midlands, offers a prime location for development. Situated approximately 118 miles northwest of London, 80 miles south of Manchester, and 16 miles southeast of Wolverhampton, Birmingham enjoys strategic positioning within the UK.

- **Superb Road Communications**

Birmingham benefits from excellent road connections, making it easily accessible from various parts of the country. The city lies at the focal point of major motorways, including the M6, M5, and M42, providing convenient links to the M1, M40, and M54. This extensive motorway network ensures seamless transportation and connectivity for residents and businesses alike.

- **Digbeth's Evolution**

Digbeth, the surrounding area, has evolved from its industrial roots to adapt to the changing needs of the built environment. As part of this ongoing transformation, redevelopment of vacant or underused land for residential purposes is highly supported in the Bordesley Village neighborhood. This presents a valuable opportunity for new build apartments in an area that has yet to be fully explored.





# Local Area Info

Birmingham is the second largest City in the country and the largest in the West Midlands and lies approximately 118 miles north west of London, 80 miles south of Manchester and 16 miles south east of Wolverhampton. Road communications to the City are excellent with Birmingham lying at the focal point of the M6, M5 and M42 motorways which in turn provide access to the M1, M40 and M54 motorways

The north and west of the site is predominately characterised by commercial / industrial uses, with land across the canal to the east primarily low-rise residential use. The immediate area is largely untested from a new build apartment perspective

The Digbeth area has steadily evolved since its earliest beginnings as part of the city's industrial development, now reinventing itself to meet the new needs and uses of the surrounding built environment. Redevelopment of vacant or under used land for residential development is highly supported within the Bordesley Village neighbourhood.



# Site Location



# Are You Looking For Funding?



**LETS BUILD**

If a project looks attractive, we would be more than happy to assist you in bringing the deal together. We work with a range of funds that can assist you with the following:

## **Forward Funding**

We have clients seeking partnerships for projects 50 units and above with no upper limit. All types of BTR, single family housing, PBSA schemes and more can be considered

## **Forward Purchase**

We can assist you in securing exits for your developments with forward purchase agreements, for projects 20 units and above with no upper limit. All types of multifamily, single-family housing, PBSA schemes and more can be considered

## **Off plan sales**

We work with a range of fractional sales companies and can assist you in obtaining the highest value offer for your project



# THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR FURTHER INFORMATION PLEASE CONTACT THE DETAILS BELOW

Lets build fees - 2% of Acquisition cost + vat

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