

Lambert
Smith
Hampton

c5.6 acres

FOR SALE

Land At Boleyn Road

Rubery Birmingham B45 0NL

Red line site boundary for indicative purposes only

/// what3words income.region.cats

On Behalf of:

 Birmingham
City Council

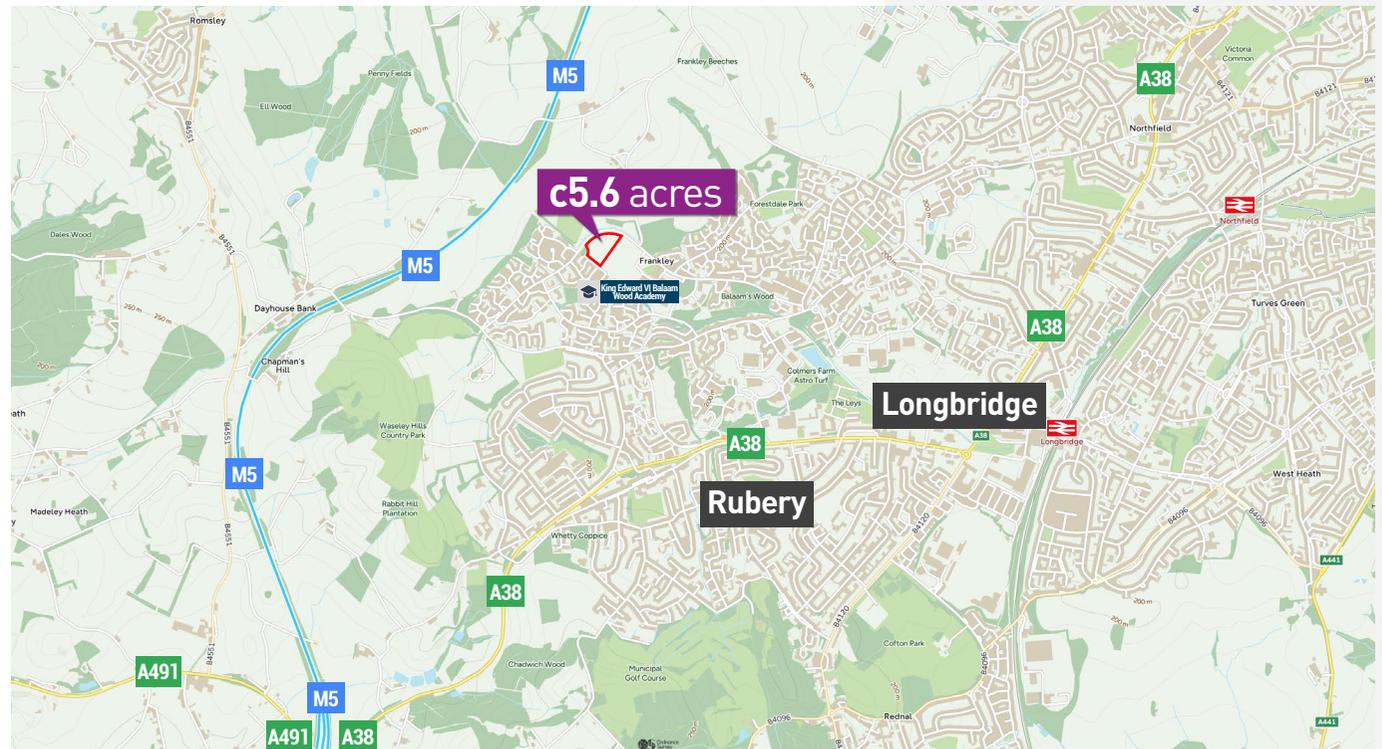
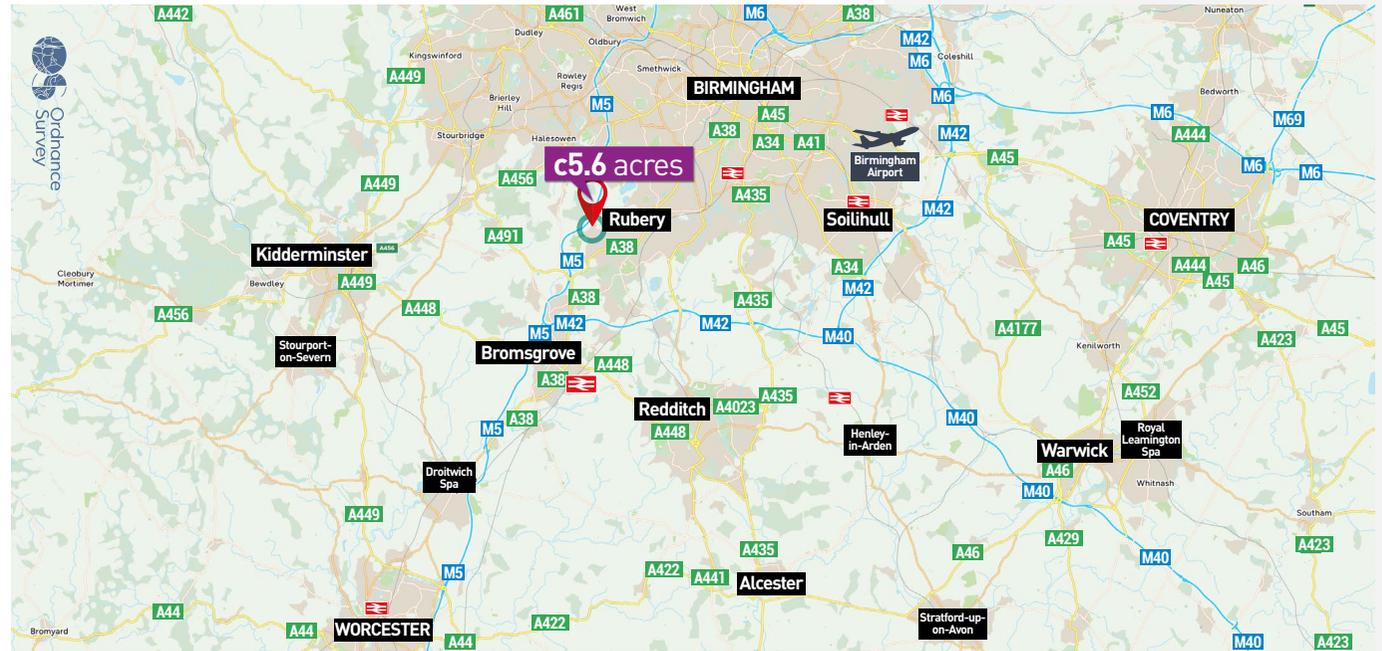
Development Site With Residential Consent

Site extends to approx. c5.6 acres (2.3 hectares)



Location & Situation

Rubery is a suburb of Birmingham, being positioned approximately 7 miles west of the City Centre and circa 4 miles north of Bromsgrove. It affords good communication links, being adjacent to the A38, which connects with Birmingham City Centre to the east and J4 M5 to the west. The site itself is located to the north of Rubery to the west of King Edward VI Balaam Wood Academy school. The land to the north of the property is predominately agricultural in use while to the south and west it has been developed for residential



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Description

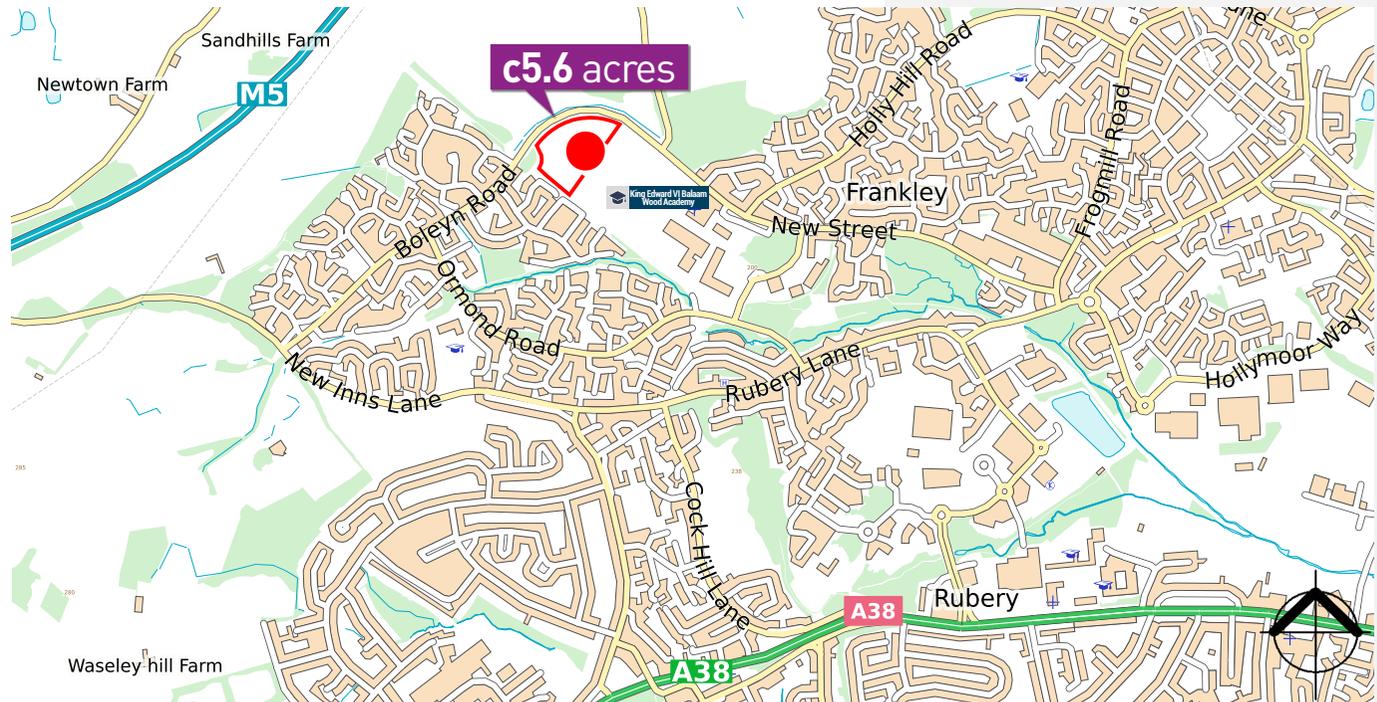
The property comprises a freehold site, that extends to approximately 5.6 acres (2.3ha). It is generally flat with overgrown grassland with hedgerows and trees to some of the site's boundaries. The site is bordered to the south by a disused railway, to the east by school playing fields, and with the remainder abutting Boleyn Road.



Planning

The site benefits from a planning consent dated 27th April 2023 for the “erection of 70 no. dwellings (with a mix of 58no. houses and 12no. apartments of which 43no. affordable), with associated public open space and children’s play area, landscaping, parking and access.”

A copy of the Planning Application, Decision Notice and other associated documents can be found using the following [link](#).



Proposal

Unconditional offers are invited for the freehold interest on an **informal tender basis** (subject to contract).

Given the Council's desire to see the delivery of more affordable units within the city, the vendor will consider offers on the following two bases:

- 1) Offers are invited on an unconditional basis for the freehold site, subject to contract.
- 2) Offers are invited on an unconditional basis for the freehold site, subject to contract, assuming the delivery of a scheme which comprises 100% affordable unit

Informal tender bid deadline 2pm on Monday 8th September 2025.

On Behalf of:



Data-Room

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

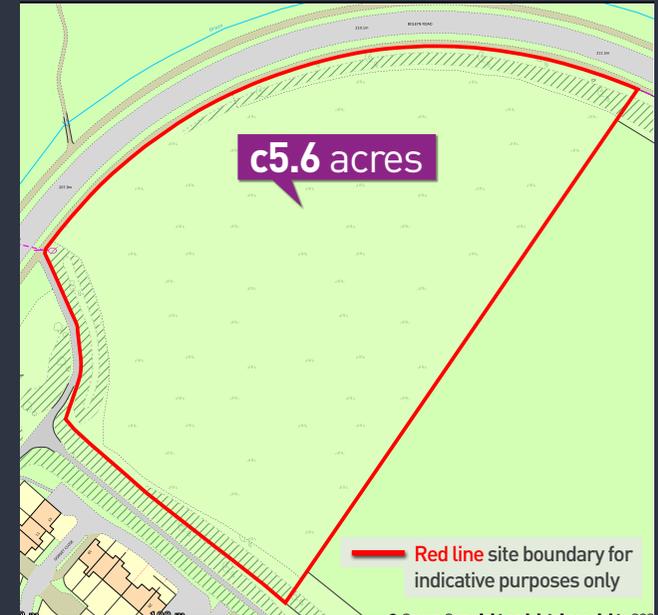
Anti-money laundering

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 fees and costs associated with the sale.

c5.6 acres Land at Boleyn Road, **Rubery**, Birmingham **B45 0NL**



Tenure

The property is **Freehold**.

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Contact

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

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