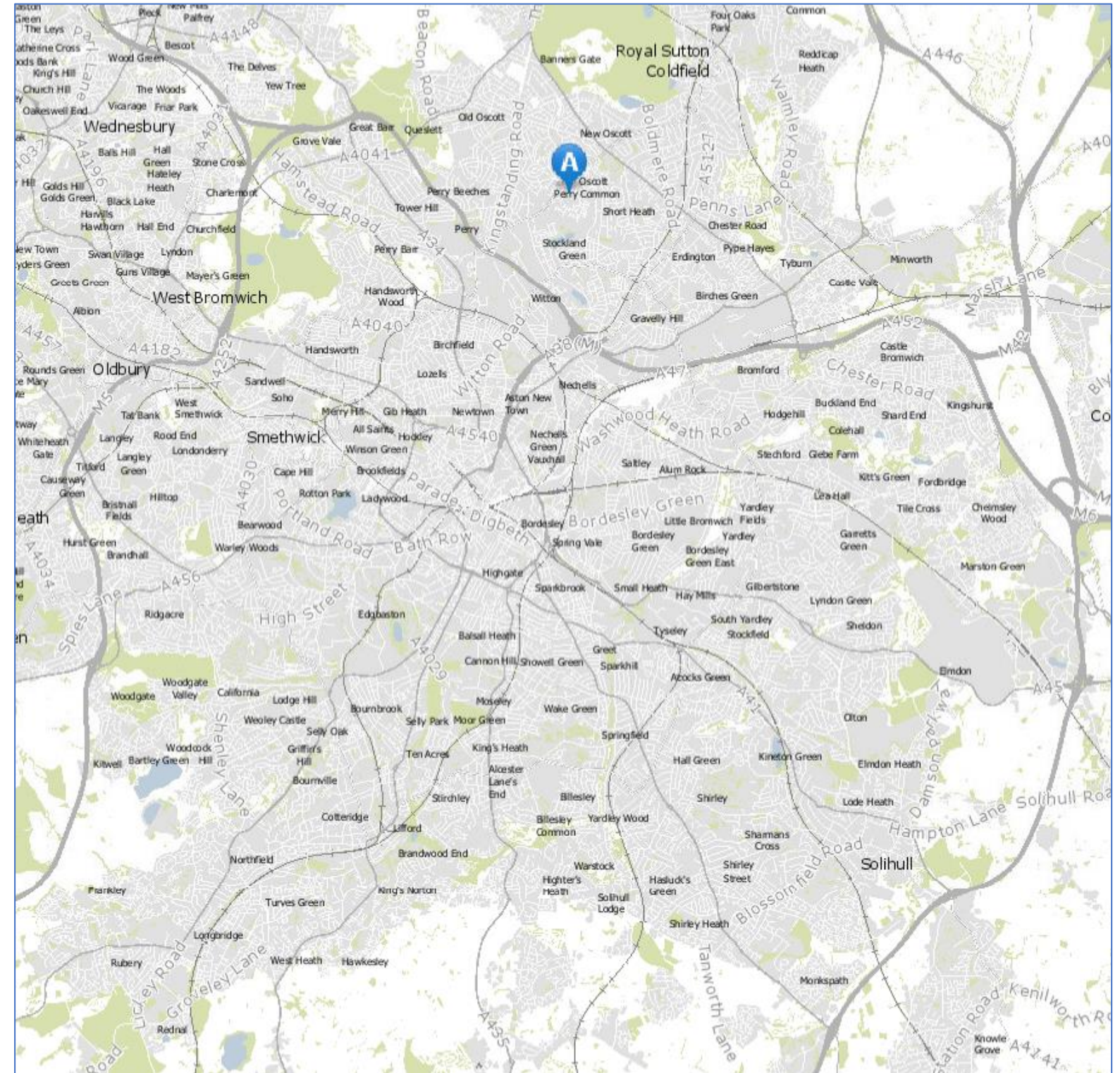


## **Prospectus of sites**

**Invitation to tender for the freehold of a site  
for the development of Affordable Housing**

## 1. Location Map

Site	Site name	Location
A	College Road	College Road Depot, College Rd Birmingham B44 0AY



**Fig. 1.1 - Location of the site within Birmingham.**



## 2. Site – College Road

<b>Description</b>	<ul style="list-style-type: none"> <li>• Depot site with buildings.</li> <li>• The site is accessible from College Road and there is potential for access from Little Owl Close.</li> <li>• Multiple trees situated on the south boundary of the site, but they are not subject to any TPOs or protected by planning conditions.</li> <li>• <b>Active depot site until summer 2026</b></li> </ul>
<b>Location</b>	<b>Address:</b> Land situated at 603 College Road, Kingstanding, B44 0AY <b>Ward:</b> Perry Common <b>Constituency:</b> Erdington
<b>Site area (Approx.)</b>	7476 SQM / 1.8 AC (Please refer to 'Fig. 2.1')
<b>Site capacity (Approx.)</b>	<b>Total:</b> Up to 27 units (Please refer to 'Fig. 2.3'). <ul style="list-style-type: none"> <li>• 13 dwellings / 2 bedrooms per / 4 persons per / 1 parking bay each</li> <li>• 10 dwellings / 3 bedrooms per / 5 persons per / 2 parking bays each</li> <li>• 4 dwellings / 4 bedrooms per / 7 persons per / 2 parking bays each</li> <li>• Plus 7 visitor parking bays</li> </ul>
<b>Planning consent</b>	<b>Type:</b> Pre-app enquiry <b>Ref:</b> 2023/06166/PA <b>Response provided:</b> 18/10/2023 <b>Proposal:</b> Erection of 27 affordable homes, being a mix of two, three and four bedroom houses. (Please refer to 'Fig. 2.4'). <b>Comments:</b> The scheme seeks advice on the proposed construction of 27no. affordable homes, being a mix of two, three and four bedroom houses on land off College Road. The broadest principle of residential would likely be acceptable, and the scheme offers the opportunity to re-naturalise the existing brook and include a high-quality open space/ soft landscaping scheme into the site. The site would appear to be at risk of surface water flooding and detailed surveys would need to be undertaken to understand that dwellings can be appropriately placed on the land. The scheme should also consider appropriate amenity for future residents in terms of dwelling and garden sizes and should seek to connect the site to surrounding neighbourhoods by way of pedestrian and cycling access.
<b>HMPE / PROW</b>	N/A



Fig. 2.1 - Location plan of College Road



<b>Services</b>	<p><b>BT Openreach</b> - Services run beneath the site and are deemed to be serving the site and not surrounding properties (Please refer to 'Fig. 2.4').</p> <p><b>NGED</b> - Services run beneath the site and are deemed to be serving the site and not surrounding properties (Please refer to 'Fig. 2.5').</p> <p><b>Severn Trent</b> - Services run beneath the site and are deemed to be serving the site and surrounding properties (Please refer to 'Fig. 2.6').</p> <p><b>Virgin Media</b> – Services run beneath the site and are deemed to be serving the site and not surrounding properties (Please refer to 'Fig. 2.7').</p>
<b>Disclaimer</b>	<p>Any particulars including plans and photographs presented for this site are prepared to the best of our knowledge and are provided as guidance only.</p> <p>All potential buyers should make their own enquiries and investigations to the accuracy of the information contained in these particulars or to obtain further information that is not provided which they deem to be important prior to bidding.</p>
<b>Access</b>	<p><b>Please note this is an active working depot site and access is not permitted without prior consent of BCC. An open day will be arranged. Please refer to bidding document for contact details.</b></p>



**Fig. 2.2 – Aerial photo of College Road north facing.**





Fig. 2.3 – Site plan of College Road submitted with pre-app enquiry 2023/06166/PA.

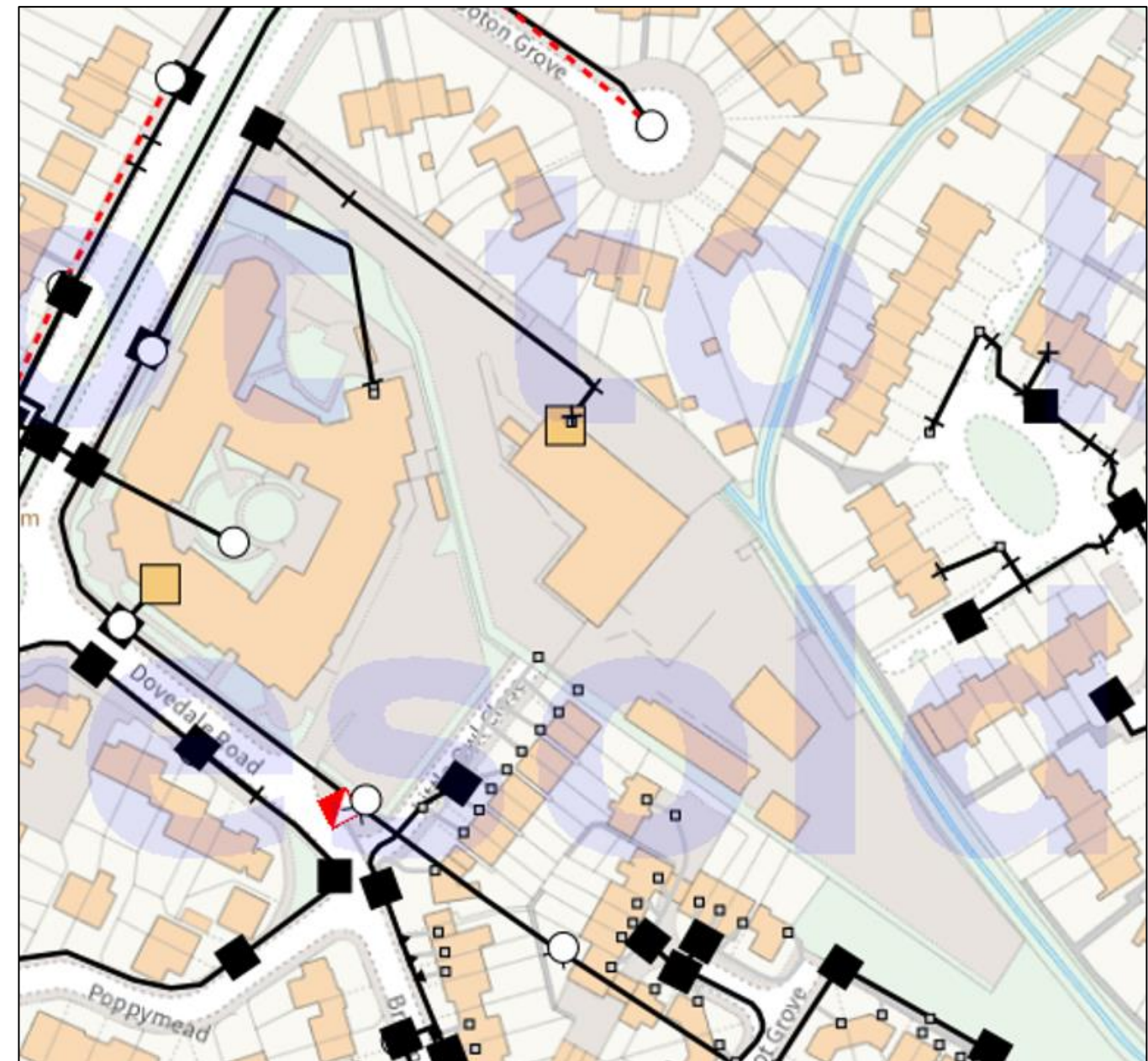


Fig. 2.4 – Plan of BT Openreach services running beneath College Road.



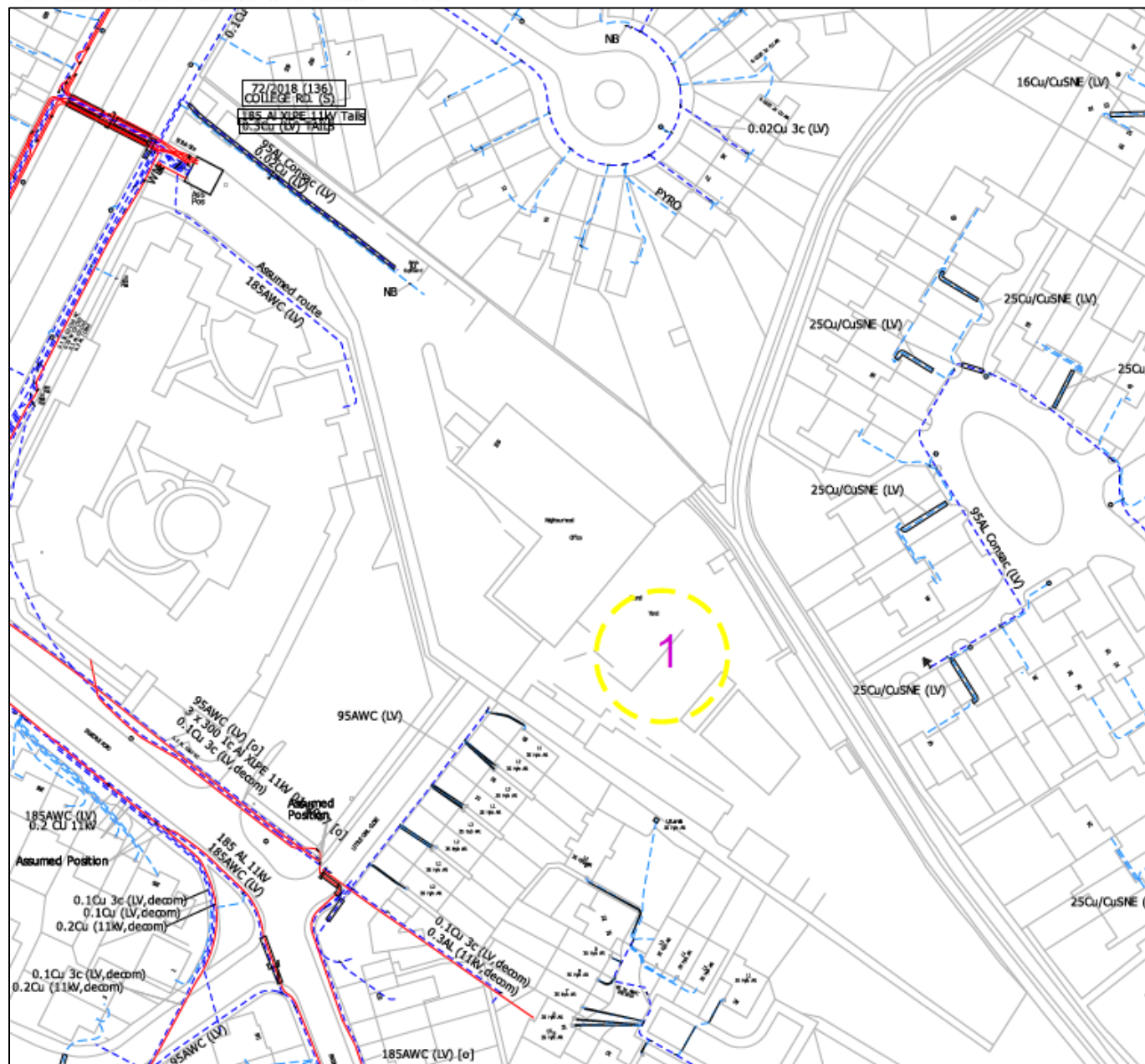


Fig. 2.5 – Plan of NGED services running beneath College Road.

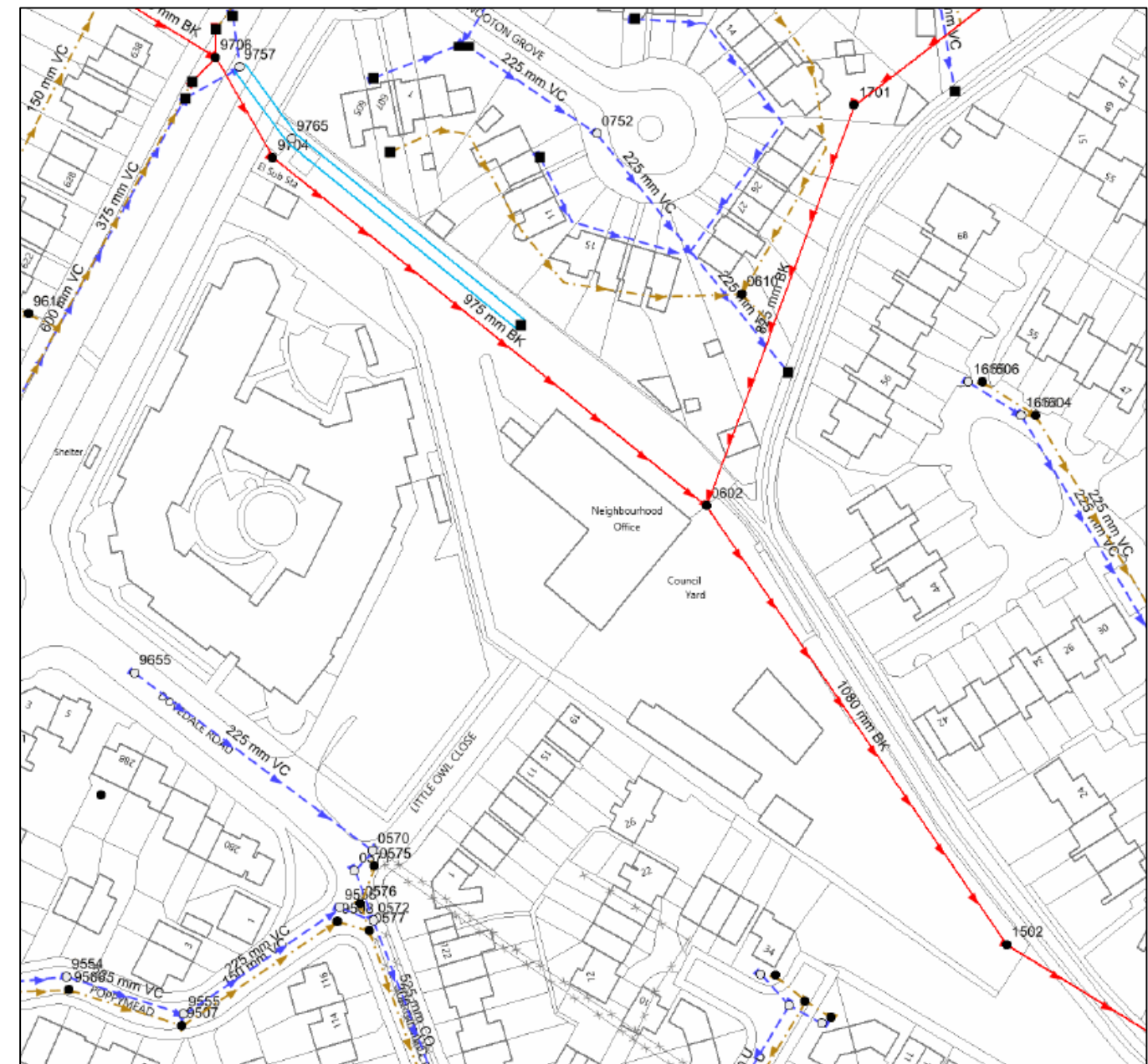


Fig. 2.6 – Plan of Severn Trent services (Public combined Gravity/Lateral Drain) running beneath College Road.



**Fig. 2.7 – Plan of Virgin Media services running beneath College Road.**