

Former Selly Oak District Office

1459 Pershore Road Stirchley Birmingham B30 2JL

Lambert
Smith
Hampton

FOR SALE



On Behalf of:

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Birmingham
City Council

Community Centre / Redevelopment Opportunity

Site extends to approx. 0.3acres (0.12ha)



Executive Summary

- ✓ Located in the vibrant suburb of **Stirchley**
- ✓ **Approx. 4** miles from Birmingham City Centre
- ✓ Formerly used as a District Office by Birmingham City Council
- ✓ **Freehold**
- ✓ Sold with **Vacant Possession**
- ✓ Approx. 0.3acres (0.12ha)
- ✓ Offers are invited on an unconditional basis for the freehold interest, subject to contract.

Location

The property is situated along the A441, Pershore Road, Stirchley within the Birmingham constituency of Selly Oak. Stirchley is an increasingly popular vibrant area of the city with a good reputation of independent retailers, food and beverage offerings and connectivity to the city centre. Stirchley is located approximately 4 miles south of the city centre and is bordered by the affluent suburban areas of Bourneville and Kings Heath.

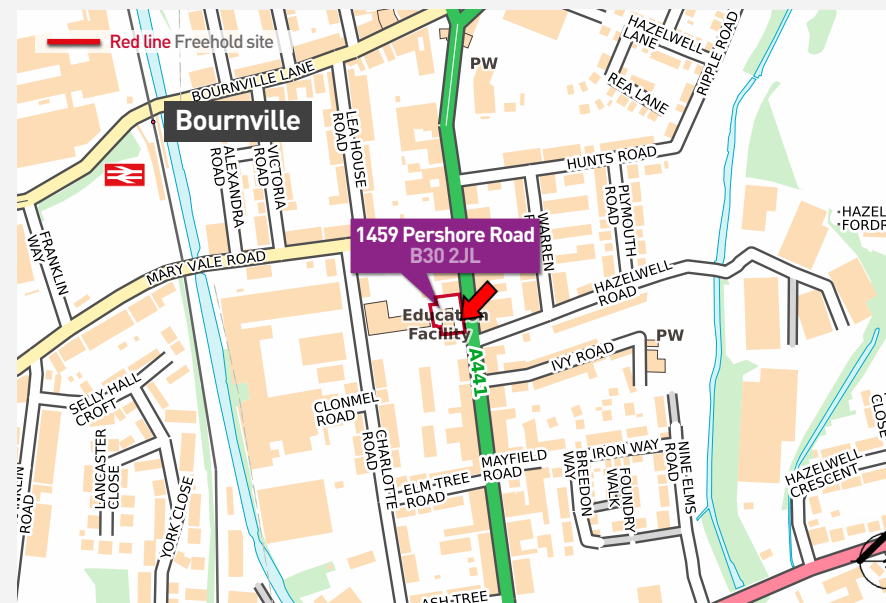
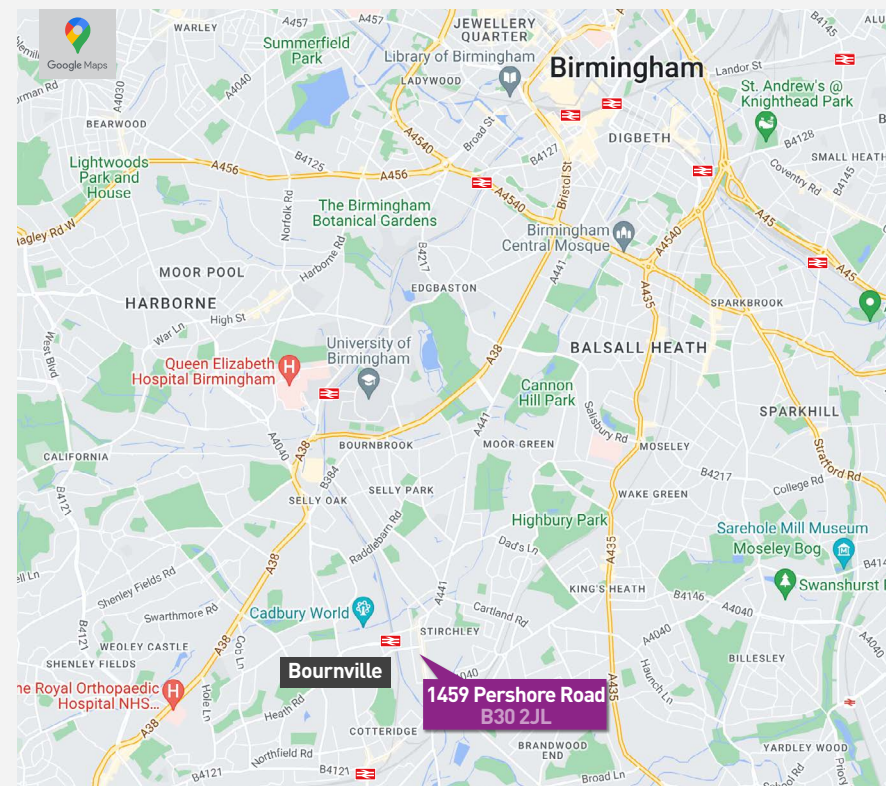
With a population of around 10,000, Stirchley is largely regarded as one of the city's more prosperous areas with employment rates at 71% of the working-age population, well above the city average and unemployment levels below the city average. Stirchley also boasts increasing property and rental values, driven by its connectivity and general affordability compared to more affluent neighbouring boroughs. Pershore Road also has a reputation as one of Birmingham's trendier areas.

The property itself is located off the A441, Pershore Road, which is one of the main retail high streets running through Stirchley. Directly behind the site is Stirchley Primary School, which it shares a vehicular access point with. Adjacent to either side and opposite are several commercial retail units. The wider area is characterised by early 20th century terraced housing and pockets of new-build housing and apartment developments.

Pershore Road consists of many independent and chain retailers, supermarkets and restaurants, alongside light-industrial and trade counter units. The site is near to several highly regarded primary and secondary schools, including Stirchley Primary School, which was Ofsted rated "Good" in 2020, as well as two well-regarded independent day schools. The site is also located 0.5 miles from the renowned Cadbury World tourist attraction.

One of the attractions of Stirchley is its connectivity to Birmingham City Centre and wider areas, which makes it a popular commuter location. Bourneville train station is located 0.25 miles walk from the property, with regular train service to New Street station in 13 minutes. Pershore Road is also well-served with regular bus service routes nearby. Pershore Road itself, leads out onto the A4540 Ring Road, providing connections onto the A38/M6 and the A41/M5.

Former Selly Oak District Office, 1459 Pershore Road, Stirchley, Birmingham, B30 2JL



Description

The property comprises a former Selly Oak District Office previously operated by Birmingham City Council. The site is generally level and extends to approximately 0.3 acres. Pedestrian access is directly from Pershore Road via three access points and vehicular access is via Charlotte Road to the rear of the property. Access to the site car park is currently shared with Stirchley Primary School.

The property is a single storey late 19th century brick building used initially as a school building. The property has a mainly pitched tiled roof with a part flat felt covered roof. The elevations are of facing brickwork, with single-glazed painted timber windows and timber doors. Internally, the premises is entered via the front entrance lobby which leads to the central corridor, leading onto four large classrooms/halls, four smaller office areas, kitchen, toilets and several store rooms. The rooms feature high vaulted ceilings with other parts being suspended ceiling.

The building frontage has external slab and tarmac paving with blue brick walls, steps and ramps with public seating. The side and rear of the property is Tarmacadam surfaced car park with eight parking spaces. Vehicular access is via Charlotte Road/Stirchley Primary School.



Rear access is via Charlotte Road



Building frontage is via Pershore Road

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate floor areas:

Description	NIA		GIA	
Total	2,762 sq.ft	256 sq.m	4,154 sq.ft	386 sqm

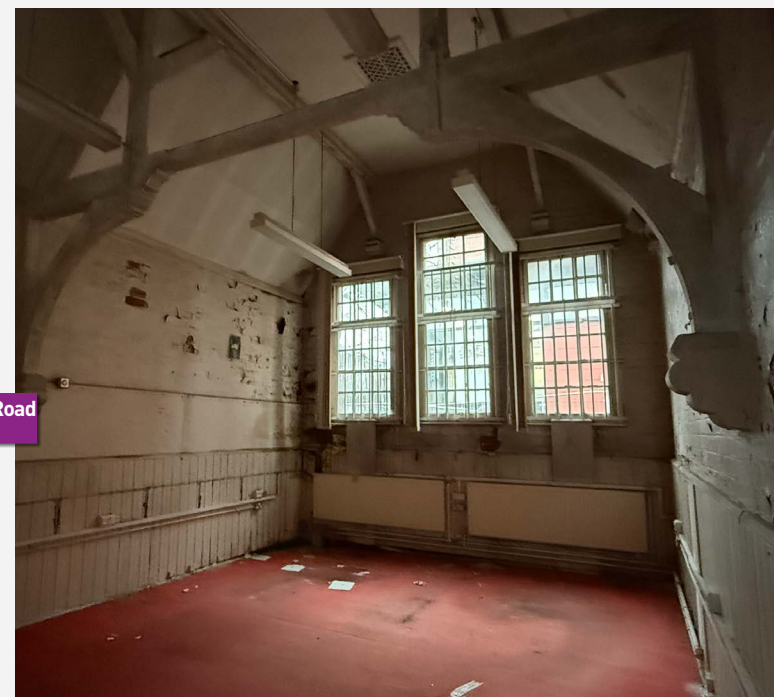
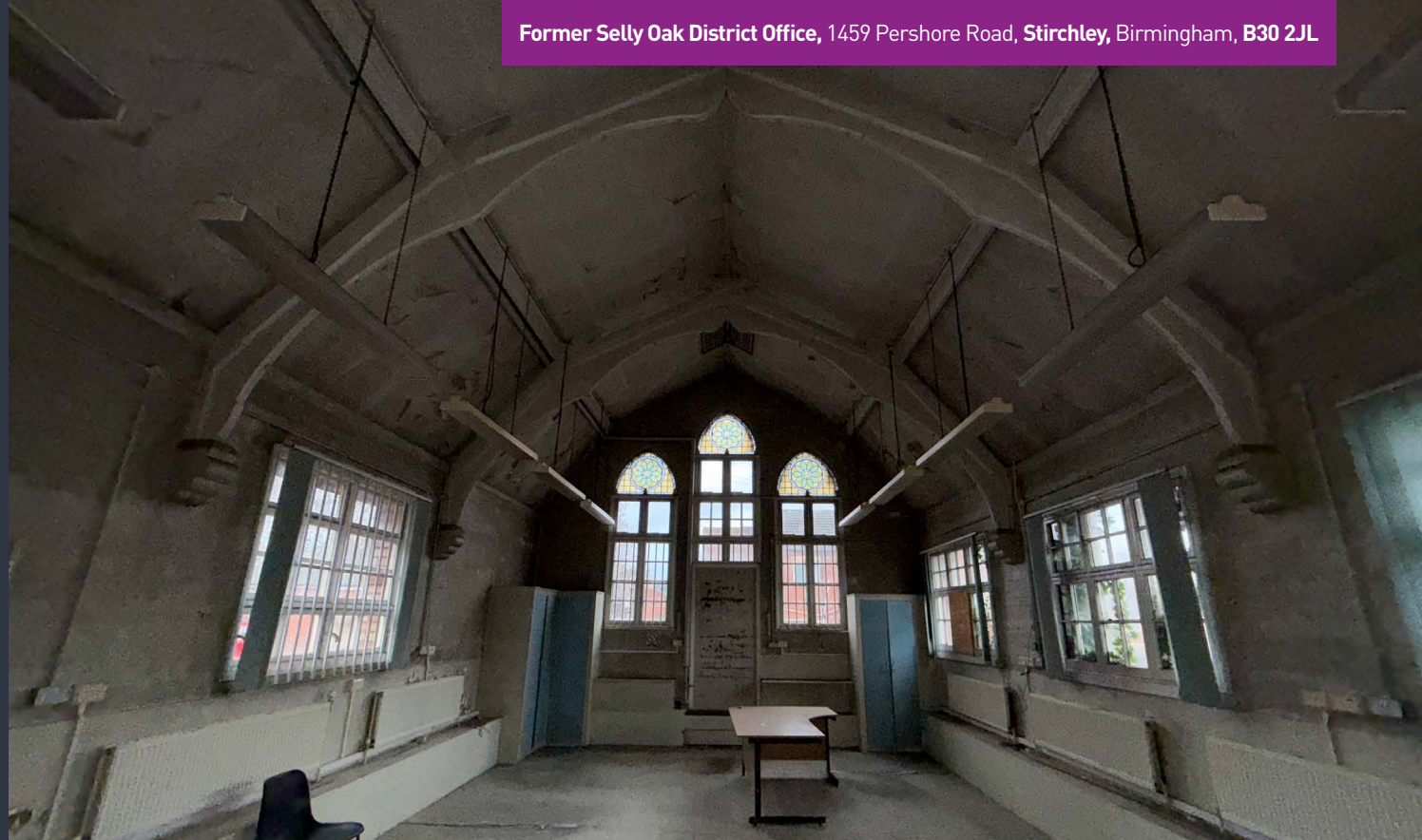
Planning

The property is not allocated within the Birmingham Local Plan, nor is it adjacent to allocated areas. There are no statutory designated areas or objects, such as listed buildings on site or adjacent to it. The property does sit within the local urban centre boundary; a local policy supporting revitalising urban centres and encouraging retail within the local urban centre boundaries.

The properties location in an urban setting within the established commercial high street location of Pershore Road, provides a number of potential alternative uses such as residential, retail, office, children's nursery/ creche or community uses (subject to planning).

Combined with the local policy support for revitalising urban centres and encouraging retail within the local urban centre boundary, the site is strategically positioned for number of new potential uses and occupation.

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Viewings

Viewings will be strictly by appointment with the agent.

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.

On Behalf of:



Tenure

Freehold with **vacant possession** subject to access rights in favour of Stirchley Primary School.

Data-Room

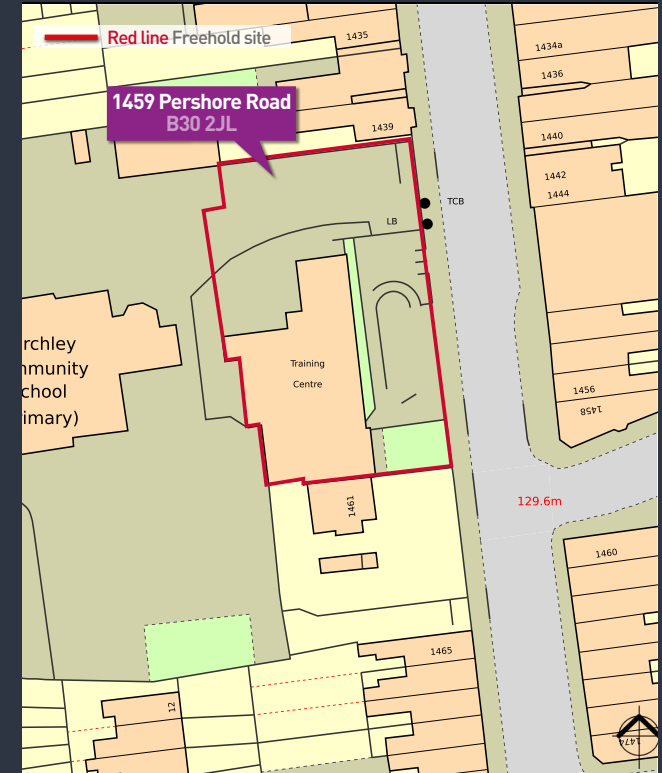
Interested parties requiring access to the data room should register their interest to view supporting documents.

Energy Performance Certificate

The current EPC rating is E (122).

VAT

The property is not elected for VAT.



Contacts and Viewings

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

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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 professional fees and costs associated with the sale, which are to be capped at £15,000

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