

Land at Meadway

Birmingham, B33 8BF

Summary

- Freehold land sale.
- The land is currently owned by Birmingham City Council
- Appropriate for retail uses (subject to planning).
- Up to 2 acres of development land (redline).
- Part of a larger residential regeneration development (blue line)

Offers invited by no later than **12 noon on 26th November 2025.**



0

100 m

200 m

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The Site

JLL are appointed by Birmingham City Council to dispose of up to two acres of brownfield development land at the Meadway, Birmingham, which is suitable for a range of retail uses, health and / or community uses.

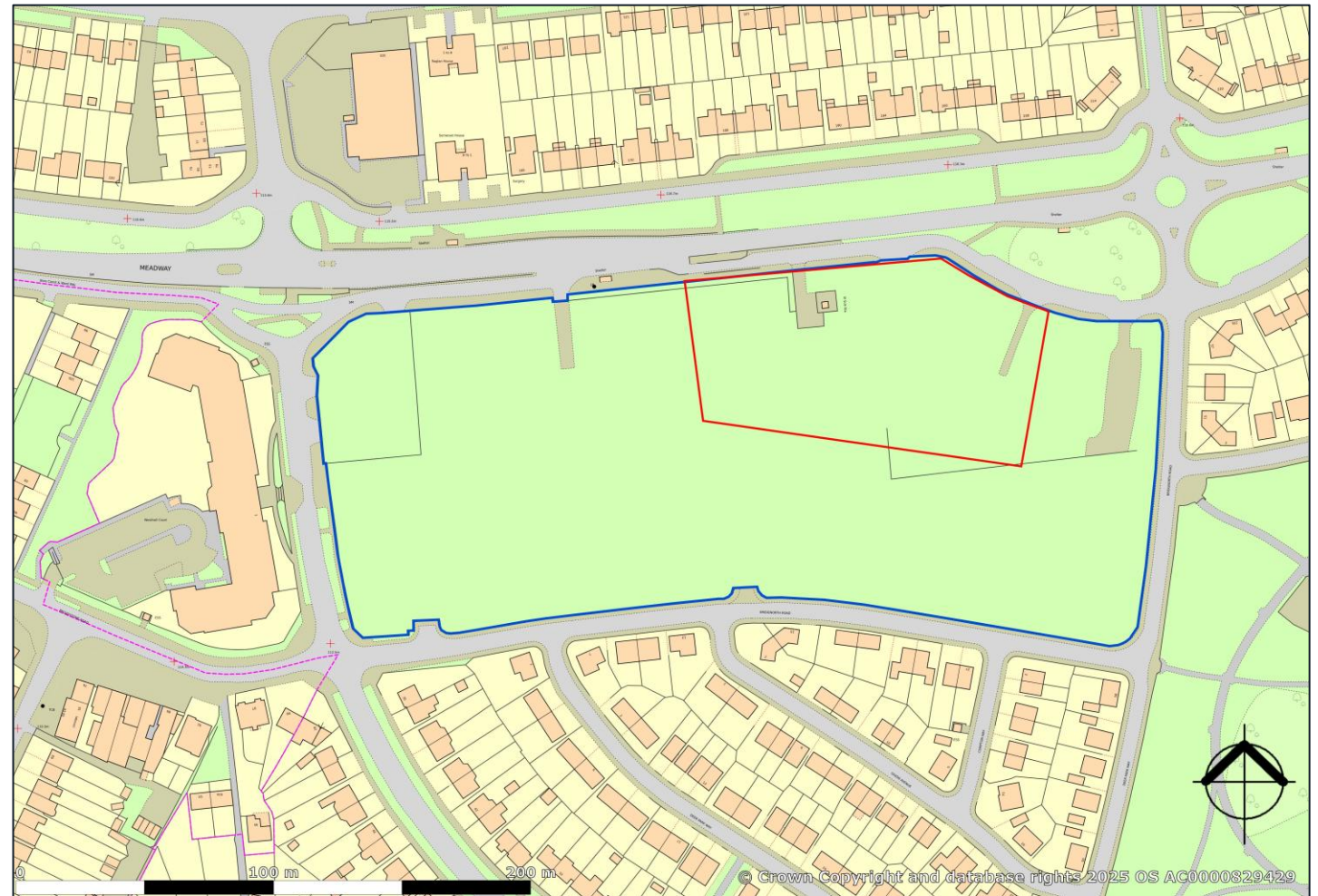
The site is in the established residential suburb of Lea Hall in East Birmingham (B33 8BF). The site is part of a wider site of approx. 10 acres, which will be delivered for residential uses.

The subject site is a cleared and levelled development plot, which was formerly occupied by a number of residential tower blocks and a shopping centre. These have now been demolished, and the site is vacant, apart from a small electricity sub-station.

The site fronts the Meadway (B4128) and is accessed via an adopted service road leading from Holbeach Road. Holbeach road connects to the Meadway at a roundabout which provides access from both directions. The Meadway is a main arterial route from the East of Birmingham into the City Centre and is a well served by public transport.

An earlier phase of development resulted in the successful residential scheme to the south of Bridgnorth Road and the renovation of the Kents Moat recreation ground. This second, and last phase, of redevelopment will deliver a further residential scheme in the blue line area opposite and a retail, health or community scheme within the red line.

Birmingham City Council have the development of the residential land already in hand and further details will be supplied to interested parties.



— Wider Site (c.10 acres in total)

— Subject Site (c.2 acres)

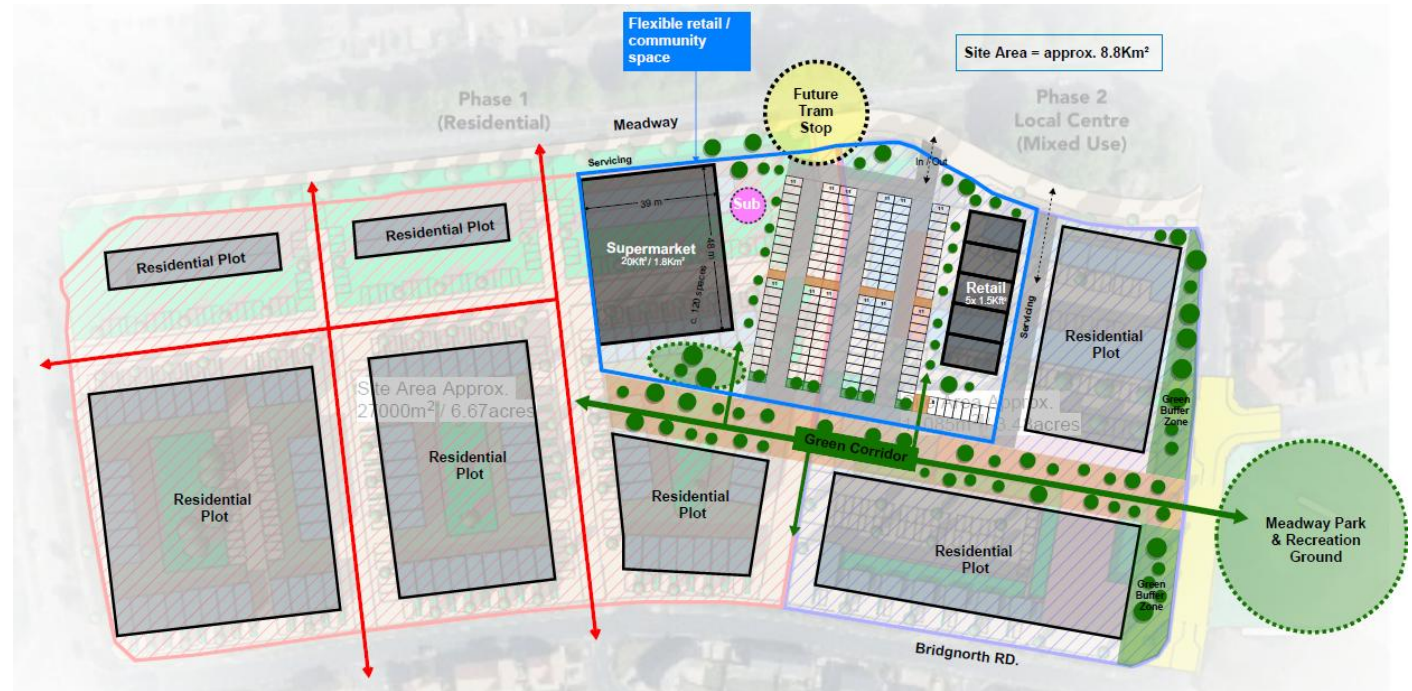
Planning

Meadway is identified in the current Birmingham Development Plan (adopted 2017) under Policy GA8 Eastern Triangle, which supports the redevelopment of the Meadway District Centre through the redevelopment or remodelling of the existing Poolway Shopping Centre (which has been demolished by the Council to facilitate redevelopment).

The Emerging new Local Plan, which will cover the period up to 2042, identifies Meadway in the July 2024 Preferred Options Consultation (Page 479) as a potential allocated site. This emerging allocation aligns with the existing allocation. The emerging allocation supports the development of a local centre as part of a wider residential scheme. The policy identifies the site as suitable for a, 'mixed-use development comprising food and other retail along with a range of community uses including health, education and community meeting space.'

The policy also notes the importance of the relationship between the different uses (i.e. residential and retail), and their interface with the frontage to the Meadway and the Kents Moat recreation area. High quality design and public realm will be required to address this.

There is no current planning consent in place for the subject site and no direct enquires have been made with the Local Planning Authority. All interested parties should make their own enquires.



The image above has been prepared by the vendor purely to understand the site capacity and potential relationship between the residential and retail elements. It is provided here to give bidders an indication of the potential connection between the retail land and the wider residential scheme.

This image is not taken from any planning policy document and has not been considered by planning officers.

Further Information

Interest Invited

The site is offered for sale by way of private treaty. Offers are invited for the purchase of the subject site (red line boundary) only.

Please note that the Vendor is not obligated to accept any offer.

The purchaser is responsible for their own legal costs, survey costs and due diligence.

Please Contact William Richardson/William Cox/Russell Banda for details of the bid process and timeline.

Tenure

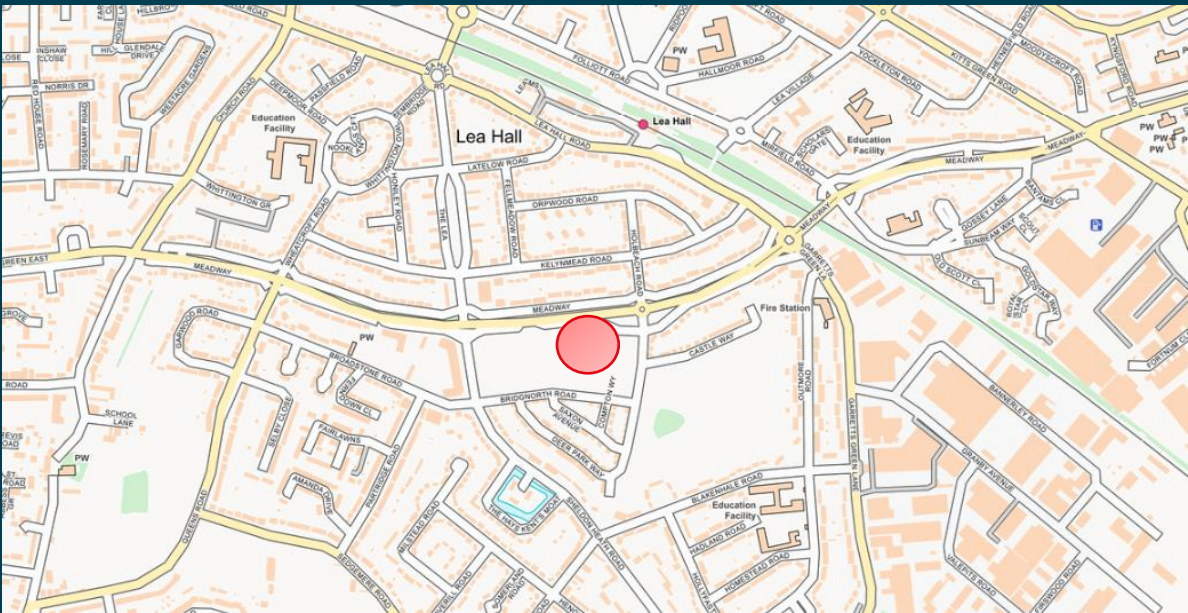
The site is to be sold **Freehold**

Viewings

The site can be viewed from the boundary. On site inspections will not be allowed

VAT

The property is not elected for VAT.



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