



WATLING
REAL ESTATE

Funding may be available

**LAND TO THE REAR OF CENTRAL SQUARE SHOPPING CENTRE,
HIGH STREET, ERDINGTON B23 6RY**

Prime Freehold Town Centre Development Opportunity S.T.P.



HIGHLIGHTS



- ▶ Strategic cleared freehold development site of approx. 1.2 acres
- ▶ Central location just off High Street in Erdington immediately to the rear of the Central Square Shopping Centre
- ▶ Allocated for mixed-use commercial and residential development
- ▶ Excellent public transportation links being less than 0.5 mile from Erdington Railway Station

OFFERS INVITED IN THE ORDER OF
£850,000

LOCATION

The site is located off High Street in Erdington, a suburb of Birmingham in the West Midlands. Erdington is located approx. 4.5 miles northeast of Birmingham City Centre and borders Sutton Coldfield.

Erdington benefits from good transportation links, with the A5127 running through its centre offering convenient connections to the A38(M) Aston Expressway and the M6 motorway.

Erdington Railway Station is approximately half a mile north of the site (a 10-minute walk) and provides a regular service to New Street Station (every 10 minutes). Regular bus services also operate to and from Birmingham City Centre.

The site is situated to the rear of Central Square Shopping Centre within the prime retail area of Erdington. The immediate area comprises a mix of commercial high street retail, F&B, leisure, and residential property.



CONNECTIVITY



Walking

- **Central Square Shopping Centre**
 <1 min
- **Barnabas Road Bus Stop**
 2 mins
- **Erdington Leisure Centre**
 6 mins
- **Tesco Express**
 7 mins
- **Erdington Railway Station**
 9 mins
- **Abbey Catholic Primary School**
 10 mins
- **Lidl**
 10 mins
- **Saint Barnabas C of E Primary School**
 11 mins
- **Rookery Park**
 13 mins



By Car

- **J6 of the M6**
 9 mins
- **The Fort Shopping Park**
 10 mins
- **The Bullring**
 13 mins
- **Villa Park**
 15 mins
- **Alexander Stadium**
 16 mins
- **Birmingham City Centre**
 18 mins
- **Birmingham International Airport**
 24 mins



By Train

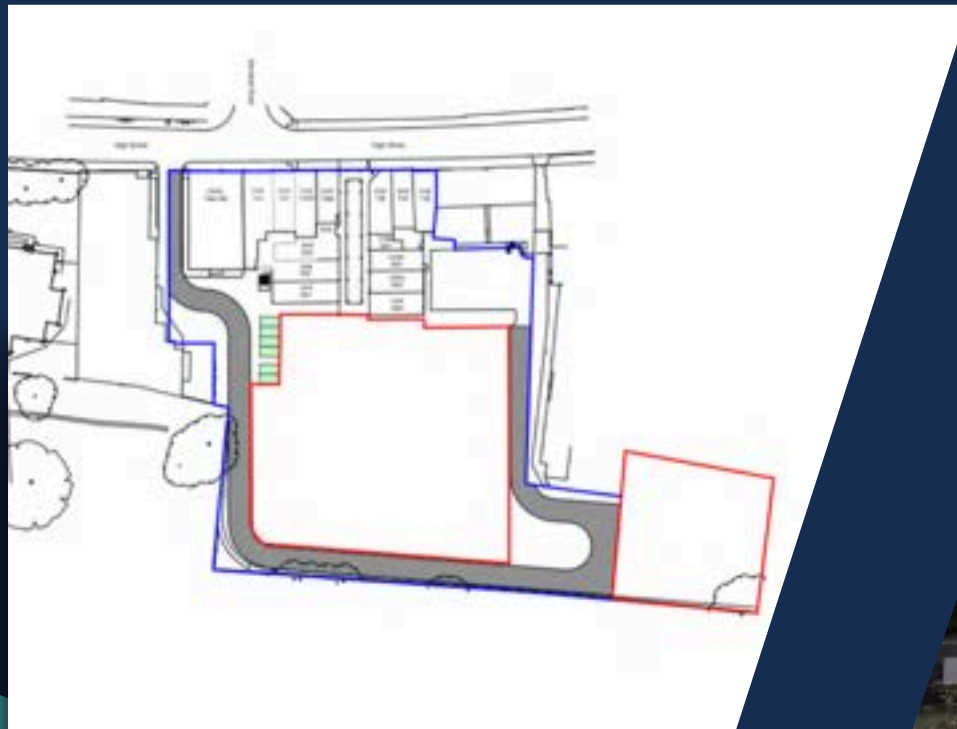


DESCRIPTION

The opportunity comprises a vacant and cleared development site of approx. 1.2 acres, situated immediately to the rear of Central Square Shopping Centre.

The site previously formed part of Central Square Shopping Centre but has since been demolished in readiness for redevelopment.

The areas edged red below are being brought to market.



PLANNING

A pre-application was submitted in 2020, proposing the demolition of Central Square Shopping Centre and construction of 290 dwellings (being a mix of 1- and 2-bed apartments) plus 2,396 sq. m. of retail/commercial space. Feedback received from Birmingham City Council was broadly supportive of the proposed scheme.

In January 2022, the site was submitted to the Call for Sites scheme as an opportunity for comprehensive demolition and redevelopment.

In August 2024 representations were made to Birmingham City Council proposing the development of a fully affordable housing scheme in conjunction with an affordable housing provider / RSL. This would result in the delivery of approximately 45+ affordable homes, including 1-bed 2-person apartments, 2-bed 4-person apartments, 2-bed 3-person homes, and 3-bed 4-person homes, along with landscaping and parking provision.

The site remains available for alternative forms of residential-led development, which may result in a higher density of affordable homes being delivered.

Further planning information and background is available within the Data Room.

Interested parties should rely upon their own enquiries with Birmingham City Council.



FURTHER INFORMATION

TITLE

Freehold (Title no. WM697809).

Following the sale of the front of Central Square Shopping Centre, only those areas edged red on the plan shown within the 'Description' section of these particulars remain available.

Copies of the title documents are included within the Data Room.

ANTI-MONEY LAUNDERING

It will be necessary for a purchaser to provide identification and other information necessary to complete these checks prior to exchange of contracts.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of funding.

SALE BY RECEIVERS

The site is offered for sale on behalf of the Joint Fixed Charge Receivers.

The Receivers offer no title or collateral warranties in respect of the transaction. Please consider this with your appointed legal advisor prior to submitting a proposal.

The Receivers act without personal liability whatsoever.

ASKING PRICE

Offers invited in the order of £850,000.

VAT

Prices quoted exclusive of VAT.

We understand the site is opted to tax and therefore VAT is payable on the purchase price.

COSTS

Each party will be responsible for their own professional costs incurred in the transaction.

VIEWINGS

The site can be viewed without an appointment.

DATA ROOM

A Data Room with additional information is available upon request.

FUNDING

A competitive finance arrangement may be available. Please enquire for more details in relation to potential terms.

CONTACTS

TOBY O'SULLIVAN

T: +44 (0) 7958 019 732

toby.osullivan@watling.com

ALEX SWEETMAN

T: +44 (0) 7831 505 078

alex.sweetman@watling.com

WATLING
REAL ESTATE

October 2025
Subject to Contract
Property Reference: 223122

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