

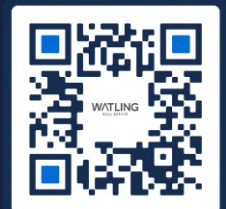


WATLING
REAL ESTATE

For Sale

108-110 Gravelly Hill, Birmingham B23 7PF

Substantial Freehold Former Nursery with Alternative Use Potential S.T.P.



Highlights

- Freehold former nursery with alternative use potential S.T.P.
- Prominent position immediately adjacent to A38(M) leading to Birmingham City Centre
- Formerly registered for 64 nursery places
- Substantial property with large car park
- Prevailing Class E use



Offers invited in the order of £500,000

Location

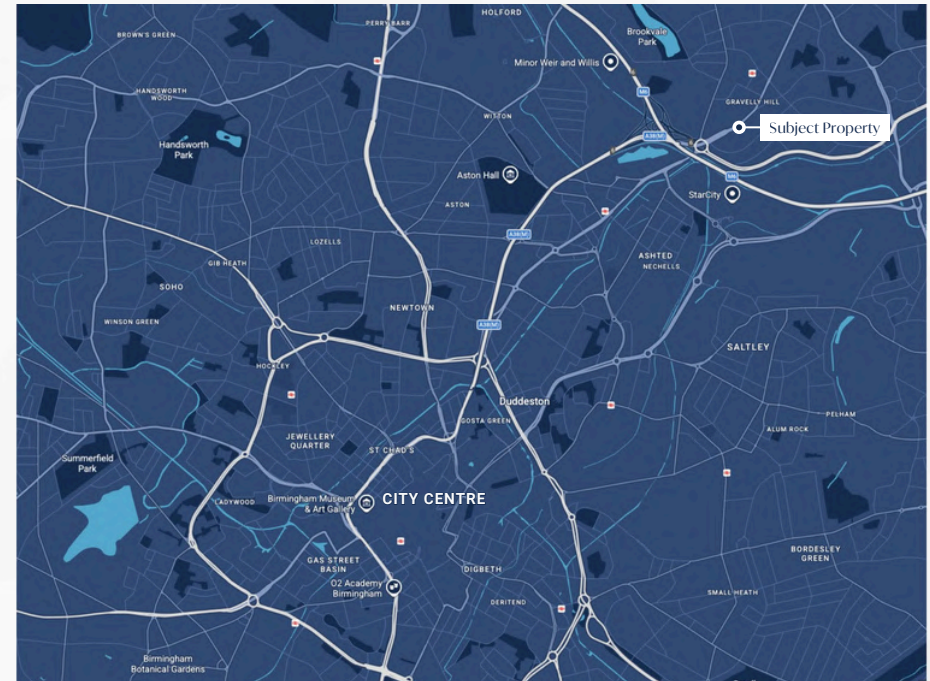
The property is located on Gravelly Hill (A5127), an arterial route within the densely populated suburb of Erdington to the north-east of Birmingham City Centre.

The property occupies a prominent position, immediately adjacent to the A38(M) Aston Expressway, which connects with the M6 at Junction 6. Resultingly, the property benefits from excellent accessibility to Birmingham City Centre and the wider West Midlands region.

The property is within walking distance of Erdington Town Centre, which offers a wide range of national and independent retailers, leisure facilities and local amenities.

The location is well served by public transport, with nearby bus routes providing regular connections to Birmingham City Centre and surrounding areas.

Gravelly Hill Railway Station is within walking distance, offering direct rail links across Birmingham and the wider West Midlands network.



 Train

**Birmingham
New Street**
9 mins

Sutton Coldfield
10 mins

**University of
Birmingham**
17 mins

**Birmingham
International**
29 mins

 Car

M6 Junction 6
3 mins

**Erdington
Town Centre**
4 mins

**Birmingham
City Centre**
12 mins



Birmingham City Centre

Star City

M6 (J6)

Villa Park

Aston Expressway

Subject Property



Aerial

108-110 Gravelly Hill, Birmingham B23 7PF

The Property

The property comprises a substantial former nursery across two interconnected former residential dwellings.

The property is arranged over three storeys extending to approximately 3,396 sq ft. Accommodation includes a range of open-plan classroom, activity and ancillary spaces at ground floor level, with cellular accommodation to the first floor, recently used for ancillary office, administrative and storage purposes.

Externally, the property benefits from a large car park to the front, accessed directly from Gravelly Hill. To the rear, there are several single-storey extensions and a multi-level garden.

Please note, we have not measured the property and interested parties are to rely on their own enquiries.

Planning

We understand the property has operated as a nursery since the 1960s. Planning consent granted in the early 2000s permitted an increased capacity of up to 64 children.

The property benefits from a prevailing Class E use, enabling a range of commercial, business and service uses. Class E also provides potential for conversion to Class C3 residential use under permitted development rights, subject to approval.

Interested parties are to rely on their own enquiries with Birmingham City Council.



Further Information

Title

Freehold (Title no. WM170248 and WM341440)

EPC

A copy of the EPC is included within the Marketing Pack.

Marketing Pack

A Marketing Pack with additional information is available upon request.

Services

We understand all mains services are connected however none have been tested. Interested parties are to rely upon their own enquiries.

Offers

Offers in the order of £500,000 invited for the freehold interest.

VAT

Prices are quoted exclusive of VAT.

Viewings

Viewings by appointment with Watling Real Estate or Bond Wolfe.

Method of Sale

The property is being marketed on a private treaty basis with an auction backstop on 22 October 2026. Should a sale be agreed pre auction, this will take place via an auction contract, with payment of a 10% deposit at exchange of contracts.

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Bond Wolfe
bw

Subject to Contract

Property Reference: 223170

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