



FOR SALE

Bond Wolfe
bw



Freehold Residential Development Opportunity With Full Planning Permission

37-38 Icknield Steet and adjacent land, Hockley, Birmingham, B18 5AY

GUIDE PRICE:

£2,950,000

KEY FEATURES

Strategic position in Birmingham's Jewellery Quarter

Full planning consent for 83 apartments with associated access & parking

582 sq m of community space

1,030 sq m of rooftop amenity areas

Private terraces to all floors

Internal residents courtyard

58 car parking & 100 bicycle spaces

Proposed development featured in Architects' Journal

Guide Price - £2,950,000



LOCATION

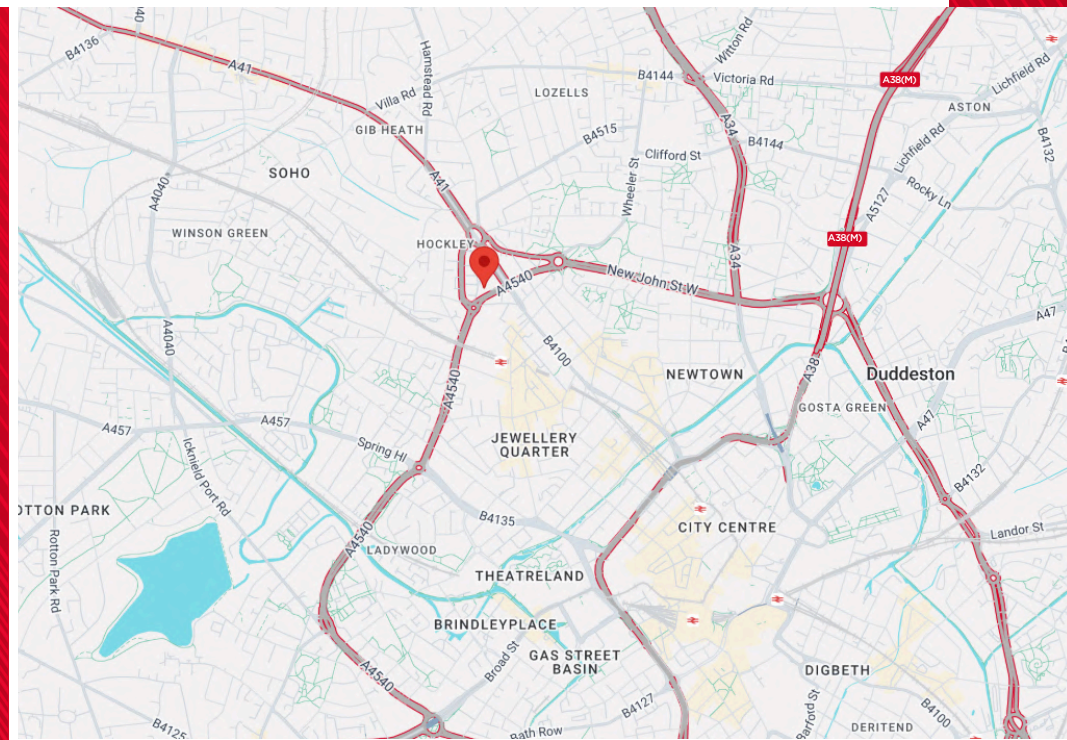
The property is located at Icknield Street off Heaton Street, Hockley, Birmingham. accessing the B4100/A4540 which in turn provides access to the A38 to the M6. The property provides good transport links such as the Jewellery Quarter Train Station which is located approximately 1.1 miles away from the subject premises. Birmingham City Centre is within close proximity and is located approximately 2.1 miles from the premises, whilst the site is less than ½ mile from the A4540 at Lucas Circus. The A4540 provides connections onto the A38/M6, and the A41/M5.

The Jewellery Quarter dates to around the 16th century and is a historic and vibrant area of Birmingham, located a short distance northwest of the city core. It is one of the worlds' most significant centres for jewellery making and at one point accounted for around 40% of the UK's jewellery production.

The location has benefited from significant levels of residential development, and it has also become a hub for creative industries, including design studios, art galleries, and boutique stores. The overall effect is that the Jewellery Quarter has become a diverse, vibrant, community-driven location, with good quality housing and a strong food and beverage provision, interspersed within the traditional jewellers and expanding creative industries that draw thousands of visitors a year. Whilst the Jewellery Quarter is easily accessible by foot from the city centre, it boasts its own tram stop, railway station and bus routes.

DESCRIPTION

The site occupies approximately 0.25 hectares on Icknield Street in Hockley, and is currently occupied by a three-storey industrial vacant building, The existing structure extends to 18,621 sq ft (1,730 sq m) and consists of an original three-storey factory and a modern single-storey workshop, which was added in the 1970s. The site is self-contained, with two separate yard areas at the front and side. The main factory is constructed of brick, while the 1970s extension is built with brick/block construction and features a pitched roof.



SITE AREA

0.25 hectares (0.61 acres) or thereabouts.

PLANNING

Under application number 2022/08520/PA full planning permission was granted on 24th March 2025 for demolition of existing buildings and erection of residential block comprising 83 no. one, two and three bed apartments over 6 levels with associated access and parking.

Full access to the data room can be given by contacting the sole selling agents on 021 525 0600 or email agency@bondwolfe.com

PROPOSED SCHEME

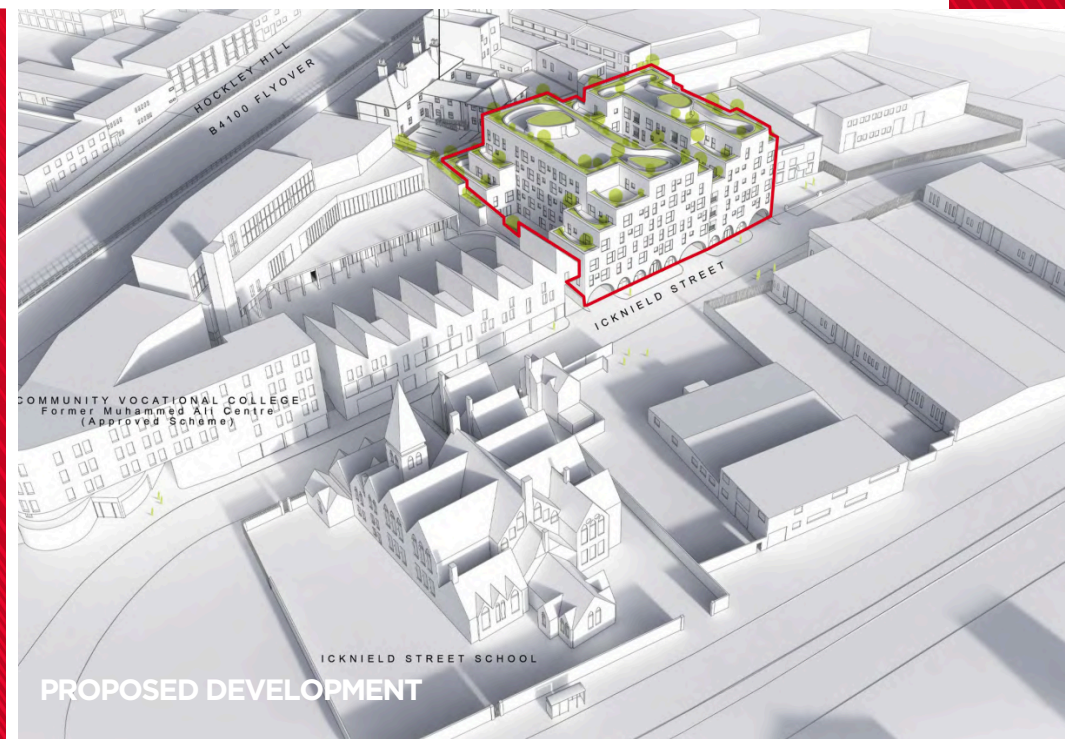
The consented scheme, once developed, would provide for :-

- 26 one-bedroom apartments
- 41 two-bedroom apartments
- 16 three-bedroom apartments
- 582m² of communal amenity space on the ground floor
- 1,030m² of rooftop amenity areas
- Private terraces on all other floors
- An internal courtyard for residents
- 58 car parking spaces, 100 bicycle spaces

A floor by floor breakdown of the scheme layout is available within the data room.

HERITAGE & CONSERVATION

There are no listed buildings on the site and whilst the site does not lie within the conservation area, the Jewellery Quarter conservation area sits approximately 150m to the south.



TENURE

Freehold

SERVICES

We have been informed that all mains services are connected to the site.

However, prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirements.

ADDITIONAL INFORMATION

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

VAT

All figures quoted are exclusive of VAT, which may be applicable at the prevailing rate.

GUIDE PRICE

£2,950,000 is sought for the Freehold interest.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.



CONTACTS

James Mattin

0121 524 1172

jmattin@bondwolfe.com

George Bassi

0121 524 2583

georgebassi@bondwolfe.com



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