



FOR SALE

Prime Jewellery Quarter Development

8 and 9 Key Hill Drive, Hockley, Birmingham, B18 5NY



HIGHLIGHTS

Prime Location: Edge of Jewellery Quarter, overlooking Key Hill Cemetery, with excellent transport links.

Flexible Property: Two mid-terrace buildings with workshop/office space, courtyard, and lean-to structures.

Redevelopment Opportunity: Planning sought for 8 apartments, in keeping with Conservation Area.

Offers in excess of £525,000

LOCATION

The property is situated on the edge of Birmingham's Jewellery Quarter, overlooking the historic Key Hill Cemetery. It is well placed for access to the Quarter's range of shops, cafés, bars, and professional services.

The A38 Aston Expressway lies less than half a mile away, linking directly to Junction 6 of the M6 and the wider motorway network. Birmingham International Airport and the NEC are also within easy reach.

Strong public transport connections are available, with major bus routes nearby and the Jewellery Quarter train and tram station just a three-minute walk away.

DESCRIPTION

This offering consists of two well-presented, interlinked mid-terrace buildings constructed in traditional masonry with pitched tile roofs. Accommodation is arranged over ground, first, and second floors, offering mainly compartmentalised workshop and office space, currently utilised for manufacturing purposes.

Externally, the property includes a covered courtyard and additional lean-to structures, providing versatile ancillary space.

RATEABLE VALUE

We understand the premises qualify for Small Business Rates Relief.

Planning

Consent is being sought to convert No. 8 & 9 Key Hill Drive from a light industrial workshop into eight residential apartments. The scheme includes an open courtyard, a new pitched roof, internal refurbishments, and improved thermal performance while retaining original sash and arched windows

The proposals restore the building in keeping with the Jewellery Quarter Conservation Area and are considered to meet the policies of the Birmingham Development Plan 2031. A Heritage Statement is available on request.

VAT

We are advised that VAT is not applicable

Price

The property is available freehold - Offices in excess of £525,000 will be considered.

LEGAL COSTS

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

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.

VIEWINGS

GEORGE BASSI

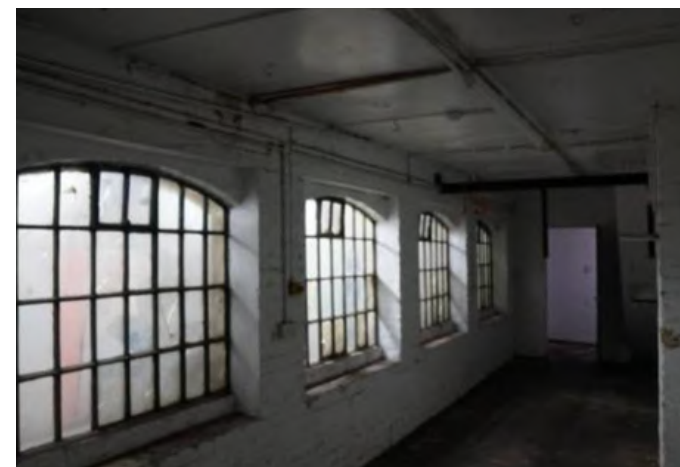
0121 524 2583

georgebassi@bondwolfe.com

JAMES MATTIN

0121 524 1172

jmattin@bondwolfe.com



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