

Maryvale House and Our Lady of the Assumption

KINGSTANDING, BIRMINGHAM B44 9AG

Freehold Disposal - Development and Conversion Opportunity



THE ARCHDIOCESE
of BIRMINGHAM



savills

Indicative Site Boundary

OPPORTUNITY

On behalf of the Archdiocese of Birmingham ('the Archdiocese'), we are delighted to offer for sale two distinctive development sites approximately 0.2 miles apart. As part of the offer, the grant of a lease to the local Parish may be an option on part of Maryvale House.

LOCATION

The sites are located off Old Oscott Hill, close to the centre of Kingstanding, in a predominantly residential area, approximately 5.5 miles (8.85km) north of Birmingham city centre.

Maryvale House is bordered by Old Oscott Hill and Maryvale Catholic Primary School to the south, Milnes Walker Court housing association to the west, existing residential properties to the north and the new build Maryvale Rise development to the east.

Our Lady of the Assumption is bound by Old Oscott Hill to the south and west, Cardinal Wiseman Catholic School to the north and existing residential properties to the east.

Kingstanding Circle serves as a key local transit hub, providing extensive bus services and direct access to major roads such as the A453. The location offers convenient connectivity to Birmingham city centre and the wider motorway network, including the M6 (leading to the M5) and M42. The nearest bus stops to both sites are situated on Oscott School Lane and Kingstanding Road.

Additionally Kingstanding Circle provides local residents with a variety of amenities including independent retailers and convenience stores, local cafés and bakeries, a post office and medical facilities.



DESCRIPTION

Maryvale House has a rich history associated with the Catholic Church, with the principal building Grade II* listed with the Sacred Heart Chapel, the neo-classical chapel and former residence of Saint John Henry Newman. The property includes a variety of offices, bedrooms, a library, dining hall, and catering kitchen.

The relatively concealed site is currently accessed off Old Oscott Road, via a gated entrance and is situated to the rear of Maryvale Catholic Primary School. A tree lined avenue leads to a peaceful setting, lined with mature trees with Maryvale House an attractive backdrop.

The Archdiocese of Birmingham ("the Archdiocese") intend to remain in part of the building, with the space intended for ongoing Parish use. The identified area is shaded in blue on the plan to the right.

Adjoining the Maryvale complex is a stand alone former convent, St Bridgettines House, built in 1999, which has been recently refurbished and includes eight ensuite residential bedrooms with shared facilities.

A vacant presbytery bungalow is situated on the south western part of the site. The grassed play area for the primary school is relocated to the front of the site, where the red hatching is shown.

The remainder of the site is flat open grassed land and surface car parking.

The property has most recently been used as a education and residential facility.

The proposed disposal parcel excludes the area hatched in red which the Archdiocese wish to retain. The remainder of the parcel, including the area hatched blue, measures approximately 4.6 acres (1.9 hectares).

Floor Areas

We have not measured the properties, but have taken the following approximate net lettable floor areas (NIA) from information previously provided to us:

- Maryvale House - 14,521 sq ft
- Library / Lecture Hall - 3,270 sq ft
- Convent - 2,505 sq ft
- Bungalow - 1,586 sq ft



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OUR LADY OF THE ASSUMPTION

The second parcel is situated approximately 300 metres east of Maryvale House and comprises a broadly rectangular and flat site.

The property currently accommodates the Our Lady of the Assumption Church and the single storey Maryvale Community Centre.

The parcel measures approximately 1.8 acres (0.73 hectares).

PLANNING

The properties are situated within the administrative boundary of Birmingham City Council.

We understand that both sites are considered suitable for residential, education, healthcare and community uses however no dialogue has been undertaken with the Local Planning Authority at this stage. Neither site is specifically allocated in the Birmingham Local Plan and they are not situated within in a conservation area.

The Grade II* Listing of Maryvale House and its curtilage is a key consideration. There is a blanket Tree Preservation Order (TPO) on the front area of the Maryvale House site.

THE OPPORTUNITY

The Archdiocese is seeking to dispose of the site to a developer, investor or occupier, to secure a future use for their surplus land. The proposed ongoing use of the chapels and parish administration at Maryvale House supports a positive narrative towards the redevelopment / conversion of the remainder of the buildings and land.

The proposed redevelopment of the Maryvale site is likely to be most successful based on a holistic masterplan.

Preliminary studies have been undertaken to explore a new access into the Maryvale site via the School's rear car park, which the Archdiocese can facilitate, subject to planning. A heritage assessment has also been undertaken as is available in the dataroom for prospective purchasers to review.

The Archdiocese's preference is to secure a disposal with development brought forward across both sites. The potential occupancy by the Parish on part is subject to negotiations and alternative structures will be considered.

Maryvale House and Our Lady of the Assumption



Chapel



Reception Hall



Lecture Hall



Meeting Room



The Convent



Kitchen

Maryvale House and Our Lady of the Assumption



TITLE

The Birmingham Roman Catholic Diocesan Trustees Registered owns the freehold of both sites under the same title: WM968925.

Further information is available in the marketing dataroom.

TENURE

The site is to be sold as freehold with vacant possession, save for the space required for ongoing Parish use.

VAT

The VAT position is to be confirmed.

SERVICES

It is understood that mains services are connected to the property however we advise that prospective purchasers should investigate these matters to their own satisfaction.

FURTHER INFORMATION

Further information is available in a dedicated marketing dataroom.

Please contact:

Kate Comfort (kate.comfort@savills.com) or

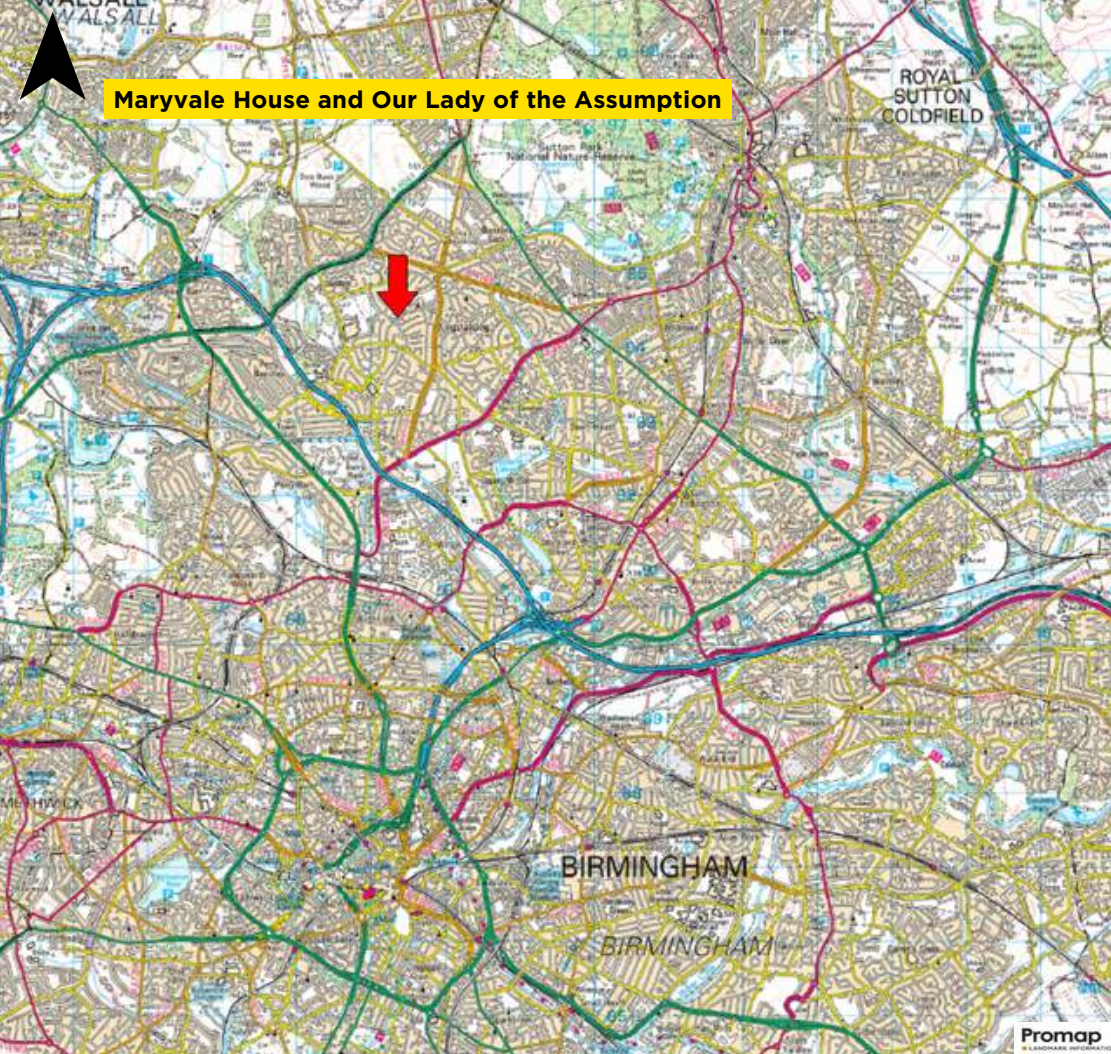
Ashton Gilbert (ashton.gilbert@savills.com) to gain access.

ENERGY PERFORMANCE

The Energy Performance Certificates (EPCs) are split across the five principal buildings:

- Maryvale House - EPC D
- Convent - EPC B
- Library/Lecture Hall - EPC C
- Bungalow - EPC D
- Maryvale Community Centre - EPC E

Copies of the EPCs are available in the marketing dataroom.



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VIEWINGS

Access is strictly by appointment only and to be arranged through Savills. Savills request that interested parties do not attempt to gain access to the site outside of accompanied viewings other than roadside viewings.

OFFERS

The vendor is seeking unconditional or conditional offers for the freehold interest in both sites, with allowance for the Archdiocese to occupy part as leaseholder. Offers on the following bases will be considered:

- Freehold interest in both sites with vacant possession
- Freehold interest of one site only, however please note this is not the preferred route

Offers are to be submitted for the attention of Sadie Janes (SJanes@savills.com), Kate Comfort (kate.comfort@savills.com) and Ashton Gilbert (ashton.gilbert@savills.com) via email or at 55 Colmore Row, Birmingham B3 2AA.

Please provide the following information with your offer:

- Solicitor Details
- Proof of Funds
- Timescales for Completion
- Conditions (if any)

A bid proforma is available in the dataroom. Failure to complete this proforma may result in a non compliant bid.

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

CONTACT

For further information please contact:

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