



**122 Moseley Street, Birmingham, West  
Midlands, B12 0RY**

**£1,250,000**

A development opportunity situated in the fast improving Digbeth location overlooking Highgate Park, with planning for 29 residential apartments with GIA of 19,623 Sq Ft (1,23 Sqm) Schedule available upon request.

APPLICATION NUMBER: 2018/01177/PA



**0121 634 1520**

**maguirejackson.com**



## Description

The proposal for the site are to provide a variety of unit types to create a high quality and vibrant residential development.

The 29 units comprising GIA 19,623 (1,832 Sq M) across a five storey building proposed within the scheme are:

- 10 One bedroom apartments.
- 19 Two bedroom apartments

The proposed scheme has been designed to respect the existing urban context of the site in height and scale whilst responding to the future development of the area as part of the Southern Gateway Major Transformation Area.

The design seeks to work with the anticipated scale and mass of future neighbouring buildings whilst not prejudice development of the adjacent sites and provide a positive contribution to the streetscape.

## Location

The site lies near the eastern boundary of the Southside and Highgate area of Birmingham within the Southern Gateway Major Transformation Area as identified by the Big City Plan.

The Big City Plan identifies Southside and Highgate as having the potential to become one of the most

exciting and liveable areas of the city centre.

The proposed development is well placed to take advantage of the cities road and public transport system. Located near the city centre, the site is within walking distance to the city centre and all the amenities it offers.

Transport links are set to improve into the future with the construction of HS2 which is due to provide enhanced national rail services from 2028 and the tram system due to be running late Summer 2023

The site is well served by the regions road network with good connections to the national motorway network available for those utilising cars.

## Terms

Unconditional offers are encouraged in the region of £1.25 million subject to contract

## Legal Costs

Each party is to be responsible for their own legal costs

## Money Laundering

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(91-91) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(17-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For more information please contact:

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Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannot verify they are in working order, or fit for their purpose.

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