

PLOT 1,2,3 HILLWOOD ROAD
SUTTON COLDFIELD
B75 5QN



Development Opportunity

ACCOMMODATION

Plots 1–3, Hillwood Road, Sutton Coldfield, B75 5QN

Unique development opportunity to purchase a superb, part complete development site for three premium detached dwellings totalling in all approx. 13,600 sq ft.

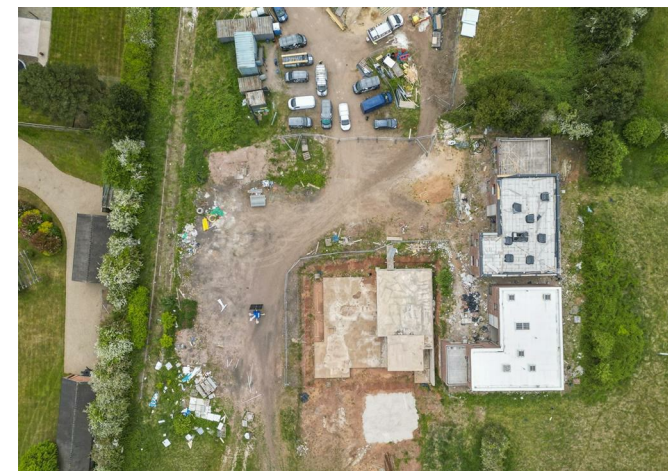
For Sale on behalf of the Receivers, Griffins

Guide Price: Offers in excess of £2,000,000 (for the three plots collectively)

Tenure: Freehold

Average area Broadband Speed: 145 Mbps. 500 Mbs and 900 Mbs, full fibre are also available.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Location

The site occupies an enviable semi-rural position on the northeastern edge of Sutton Coldfield, approximately 0.75 miles from Mere Green and 2.5 miles from Sutton Coldfield town centre. The area is characterised by large detached houses and open farmland, offering an attractive balance of countryside tranquillity and urban convenience.

Nearby Mere Green provides an excellent range of local amenities, including bars, restaurants, supermarkets, and the popular Mulberry Walk retail and leisure development. Butlers Lane railway station is less than a mile away, providing direct services to Birmingham New Street in around 30 minutes. The area also falls within the catchment for several highly regarded schools including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School.

Description of the site

The property comprises a part-completed residential development site extending to approximately 1.35 acres.

The development benefits from full planning consent (Ref: 2020/05227/PA) for four executive five-bedroom detached homes of contemporary design, three of which — Plots 1, 2 and 3 — are included within this sale.

- Plot 1 (approx. 3,993 sq ft): Superstructure complete, roof unfinished.
- Plot 2 (approx. 3,960 sq ft): Superstructure and roof largely complete.
- Plot 3 (approx. 5,661 sq ft): Foundations laid only.

Each property is designed to provide spacious open-plan living accommodation, five en-suite bedrooms, and high-specification finishes, underfloor heating.

Externally, the design incorporates large rear gardens, terrace/balcony areas, and double garages, with Plots 2 and 3 benefiting from open countryside views to the north.

Access is provided via a private estate road off Hillwood Road, serving all four approved plots.

Design & Specification

Created with sustainability in mind, each home has been carefully designed to blend luxury with environmental responsibility. The architecture embraces natural light and landscape, with planted "green" roofs, glazed roof panels, and full-height windows framing uninterrupted views across the landscaped gardens and beyond towards Lichfield and the Peak District.

The principal suite in each house features a statement bedroom with access to a private terrace or balcony, a bespoke dressing room, and a luxurious en-suite bathroom. Several of the remaining four bedrooms also include dressing areas, with every bedroom enjoying its own en-suite.

At the heart of each home lies a contemporary open-plan kitchen, dining and family space, individually designed to create the ultimate hub for modern living.

Additional living spaces include a cinema room, a bright main lounge, snug or study, boot room, and an integral double garage.

Planning

Planning permission was granted under reference 2020/05227/PA for: "Demolition of the existing dwelling at 52 Hillwood Road and erection of a replacement dwelling with four additional detached dwellings to the rear."

Subsequent applications have discharged or varied a number of conditions, including materials, ecological, and drainage details. Interested parties should satisfy themselves via Birmingham City Council's Planning Portal regarding all consents, CIL obligations, and associated S106 matters.

Development Potential

This sale offers a rare opportunity for a developer or private investor to complete a high-end residential scheme within one of Sutton Coldfield's most desirable semi-rural locations.

With Plots 1 and 2 substantially constructed, the project provides a fast-track opportunity to completion and sale, while Plot 3 allows flexibility for bespoke configuration or phased delivery.

Directions

From the Aston Knowles office at 8 High Street, Sutton Coldfield (B72 1XA), head north along the A5127 Lichfield Road for approximately 1.8 miles.

At the traffic lights by the Boldmere Gate entrance to Sutton Park, continue straight onto Hillwood Road (B4151). Proceed for around 0.9 miles, passing under the railway bridge and past Hillwood Common Road. The entrance to the site (52 Hillwood Road) will be found on the left-hand side, identified by security fencing and site signage

Additional information

- Tenure: Freehold, offered with vacant possession on completion.
- Planning Reference: 2020/05227/PA
- Local Authority: Birmingham City Council
- Title Numbers: MM153739, MM185704, and MM185942
- Viewing: Strictly by appointment only with Aston Knowles.

Buyers Requirements

The land is being sold by private treaty and you are invited to submit your best and final offer no later than 12noon on Friday 31st October 2025 which will need to include:

- Confirmation from a bank, lawyer or chartered accountant that the full amount of funds or funding facilities for the whole of the purchase price and stamp duty is available.
- Buyer's full name, address and company number if a company.
- Full contact details for lawyer and confirmation that they are available to deal with this transaction immediately.
- Confirmation that the buyer's lawyer or the buyer has seen the legal pack and is satisfied with the contents without further enquiry.
- Confirmation of timescale for exchange of contracts and completion.
- Full details of any conditions attached to the offer.

Disclaimer

The property is offered for sale on behalf of the Receivers, Griffins.

No warranties are provided in respect of the existing structures or services. Interested parties must rely upon their own inspections and due diligence. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, photographs, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but





satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Aston Knowles or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

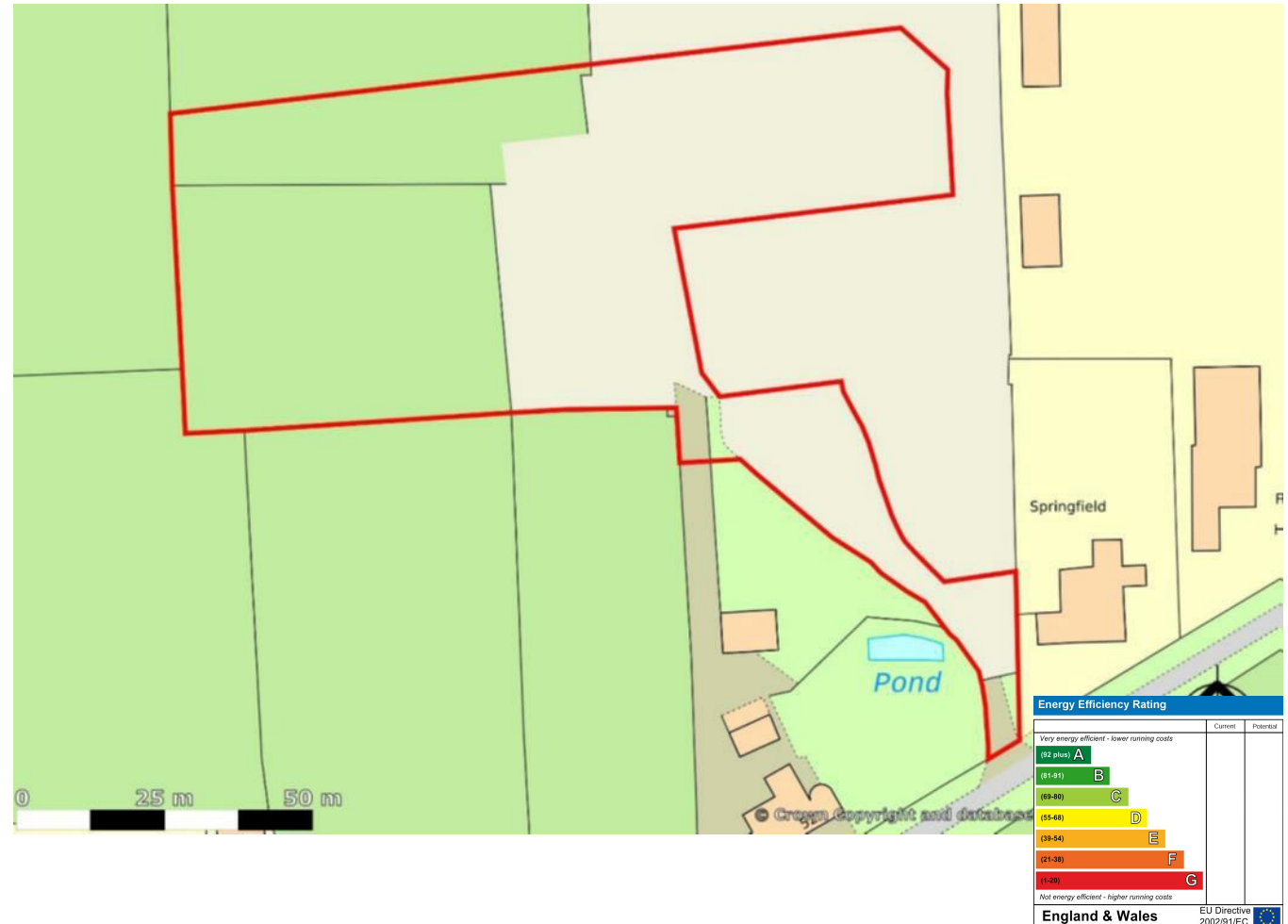
The Agent has not formally viewed the properties structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations status, or the operation of services & appliances.

Prospective purchasers should seek validation of all of the above prior to expressing any formal interest in the property.

Particulars prepared October 2025

Buyer Identification Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

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