

# MIDLANDS DEVELOPMENT BIRMINGHAM



## SAVILLS DEVELOPMENT 2025 DEALS

The Savills Birmingham Development team transacted on 15 deals with capacity for 3,500 units with a total land value of £166 million.

Unlocking the best value at every stage of your development lifecycle.

### MIXED USE



#### PHOENIX GROUP, WYTHALL GREEN

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Date         | December 2025                                                                                                                        |
| Location     | Bromsgrove                                                                                                                           |
| Price        | Confidential                                                                                                                         |
| Existing use | Offices                                                                                                                              |
| Size         | 40 acres                                                                                                                             |
| Summary      | Led the disposal of the Wythall campus, securing an unconditional sale to a private investor/developer, completing in December 2025. |



#### STEELHOUSE LANE POLICE STATION

|              |                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | April 2025                                                                                                                                                     |
| Location     | Birmingham City Centre                                                                                                                                         |
| Price        | £2,080,000                                                                                                                                                     |
| Existing use | Offices                                                                                                                                                        |
| Size         | 44,000 sq ft                                                                                                                                                   |
| Summary      | Working with West Midlands Police and the Police and Crime Commissioner, secured an unconditional sale that completed—one month after agreeing Heads of Terms. |



#### MARMON GROUP

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Date         | November 2025                                                    |
| Location     | Digbeth, Birmingham                                              |
| Price        | Confidential                                                     |
| Existing use | Manufacturing facility                                           |
| Size         | 71,177 sq ft / 2.44 acres                                        |
| Summary      | Disposal of manufacturing facility in an off-market transaction. |



#### COLLEGE COURT

|              |                                                                                                                                                                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Under offer                                                                                                                                                                                                                                                          |
| Location     | Knighton, Leicester                                                                                                                                                                                                                                                  |
| Existing use | Conference centre and hotel                                                                                                                                                                                                                                          |
| Size         | 72,883 sq ft / 4.89 acres                                                                                                                                                                                                                                            |
| Summary      | Disposal on behalf of the University of Leicester for existing or alternative uses (subject to planning). The property comprises five Grade II listed detached buildings, repurposed and extended in 2014 to provide high-quality conferencing and hotel facilities. |



#### SHRUB HILL QUARTER

|              |                                                                                                                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Continuous                                                                                                                                                                                                                                    |
| Location     | Worcester                                                                                                                                                                                                                                     |
| Existing use | Brownfield                                                                                                                                                                                                                                    |
| Size         | 35 acres                                                                                                                                                                                                                                      |
| Summary      | Commissioned by Worcestershire County Council to advise on the optimal delivery route and lead the developer procurement process for the regeneration of the Shrub Hill Quarter, spanning from Shrub Hill Railway Station to the city centre. |



#### ARCHDIOCESE OF BIRMINGHAM

|          |                                                                                                                                                                                                                                  |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date     | Continuous                                                                                                                                                                                                                       |
| Location | West Midlands                                                                                                                                                                                                                    |
| Summary  | Appointed by the Archdiocese of Birmingham as Strategic Property Advisor for surplus assets across its estate. Savills acts as the sole selling agent for disposals, unless an alternative route is considered more appropriate. |

# MIDLANDS DEVELOPMENT BIRMINGHAM



## SAVILLS DEVELOPMENT 2025 DEALS

### RESIDENTIAL



#### PARCEL 16, HOULTON

|              |                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | September 2025                                                                                                                                               |
| Location     | Rugby                                                                                                                                                        |
| Price        | Not disclosed                                                                                                                                                |
| Existing use | Serviced land parcel                                                                                                                                         |
| Size         | 13.5 acres                                                                                                                                                   |
| Summary      | Unconditional sale of a serviced land parcel in Warwickshire. The site completed in 2025 with outline planning permission for 216 units at the time of sale. |



#### BRANSTON LOCKS

|              |                                                                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | April 2025                                                                                                                                                                   |
| Location     | Staffordshire                                                                                                                                                                |
| Price        | Confidential                                                                                                                                                                 |
| Existing use | Partially serviced development site                                                                                                                                          |
| Size         | 108 acres                                                                                                                                                                    |
| Summary      | On behalf of Nurton Developments, disposed of the remaining land at Branston Locks, with capacity for 1535 dwellings. The land was sold unconditionally to Place for People. |



#### WEM

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Date         | September 2025                                                                                                |
| Location     | Wem                                                                                                           |
| Price        | Confidential                                                                                                  |
| Existing use | Greenfield land                                                                                               |
| Size         | 14.5 acres                                                                                                    |
| Summary      | Disposal of a greenfield site with outline planning permission for 100 residential units at the time of sale. |



#### LAND AT NEW HOUSE FARM

|              |                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | 2025                                                                                                                                                                     |
| Location     | Warwick                                                                                                                                                                  |
| Price        | TBC                                                                                                                                                                      |
| Existing use | Agricultural                                                                                                                                                             |
| Size         | 197 acres                                                                                                                                                                |
| Summary      | Lead on the marketing process of the site, resulting in the signing of a promotion agreement between the client and a Land Promoter to promote the land on their behalf. |



#### LAND AT PERTON

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Date         | 2025                                                                                                                                    |
| Location     | Wolverhampton                                                                                                                           |
| Price        | TBC                                                                                                                                     |
| Existing use | Agricultural                                                                                                                            |
| Size         | 208 acres                                                                                                                               |
| Summary      | Undertook a marketing process, now in the process of appointing a Land Promoter to enter into a Promotion agreement with the landowner. |



#### KINGSWOOD ROAD, ALBRIGHTON

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Date         | September 2025                                                                                  |
| Location     | Shropshire                                                                                      |
| Price        | Confidential                                                                                    |
| Existing use | Greenfield Land                                                                                 |
| Size         | 14.5 acres                                                                                      |
| Summary      | Unconditional sale of a site which benefits from Outline planning permission for 150 dwellings. |

# MIDLANDS DEVELOPMENT BIRMINGHAM



## SAVILLS DEVELOPMENT 2025 DEALS

### TECHNICAL CONSULTANCY



#### ST PAULS QUARTER

**Date** HI 2025  
**Location** Birmingham City Centre  
**Client** Apsley House Capital / Galliard Homes  
**Summary** Appointed to carry out a Financial Viability Assessment (FVA) in support of the planning application for a mixed-use development in Birmingham City Centre. The resultant s106 was for affordable workspace provision as a result of financial viability challenges.



#### AFFORDABLE HOUSING SITES

**Date** Ongoing  
**Location** Birmingham  
**Client** Birmingham City Council  
**Summary** Valuation advice on surplus sites that could be released for affordable housing. With the housing team, conducted market reviews and appraisals of open market and affordable housing schemes to determine which generated the highest values.



#### DEVELOPMENT SITE VALUATIONS

**Date** Ongoing  
**Location** Midlands and North  
**Client** Confidential  
**Summary** Valuation of residential development sites for a landowner and developer. Sites range from strategic sites to those that are being built out on regeneration schemes.

### EMPLOYMENT



#### NEWLANDS PARK, THRAPSTON

**Date** October 2025  
**Location** North Northamptonshire  
**Size** 74.7 acres  
**Summary** Since 2023, our Development & Economics teams have supported Newlands Property Developments, helping to demonstrate the market need for this strategically important logistics development through the planning application and subsequent successful appeal.



#### INDURENT PARK, LICHFIELD

**Date** Q1 2025  
**Location** Lichfield  
**Size** 24 acres  
**Summary** Provided strategic and market advice to Indurent in relation to the drawdown of land at Indurent Park, Lichfield, enabling the delivery of this high quality logistics and industrial development with Phase 1 due for completion in 2026.



#### GOOLE FREEPORT SOUTH

**Date** Ongoing  
**Location** Goole  
**Size** 300 acres (5.5M sq. ft)  
**Summary** Working with our Industrial Agency and Planning on a strategic landholding for St John's College, Cambridge. The site is now designated within the Humber Freeport. Development advice has included a competitive marketing process, selection of a development partner, and negotiation of a development agreement.

# MIDLANDS DEVELOPMENT BIRMINGHAM



## SAVILLS BIRMINGHAM DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.  
As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.



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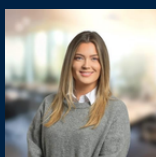
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