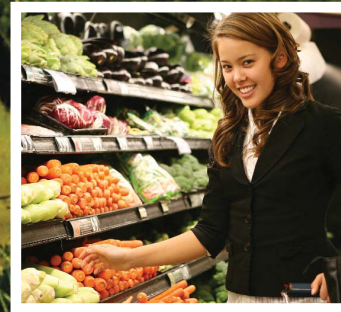


FOR SALE

DEVELOPMENT OPPORTUNITIES



- Residential •
- Retirement living •
- Hospital/healthcare •
- Nursery •
- Retail space •

www.queslettpark.com

GREAT BARR, BIRMINGHAM B42 2RG



QUESLETT P A R K

Queslett Park has been planned to provide mixed land availability for development



Queslett Park is well located adjacent to Queslett Park Golf Course, and adjacent to a SINC (Sites of Importance for Nature Conservation) and a SLINC (Site of Local Importance for Nature Conservation). It is within Birmingham City Council's Area Investment Prospectus 2009, (North-West sites).

Queslett Park potential land uses are:

- Golf Course - existing 9 hole course to remain
- Residential - circa 3.31 hectares (8.18 acres) to provide approximately 130 houses
- Retirement/health use - circa 2.02 hectares (5 acres)
- Roadside community convenience stores - circa 2,230 sq m (24,000 sq ft)
- Nursery site - up to 0.46 hectares (1.14 acres)

Developer enquiries sought

Residential

This is the central focus of Queslett Park, to be built fronting the Golf Course and with prospects for far reaching views towards Birmingham City Centre.

Forming the centre of the site the residential element will add important green/open landscaped areas, enhanced by a pleasant layout of linear building lines and continuous frontages to maintain the local architectural vernacular found to the east and the west. Average density estimated at 40 units per hectare.



Existing Golf Course

To be retained and improved with new access routes and new Golf Clubhouse and parking.

This attractive feature is already well established and offers an ideal backdrop and setting to the new residential development further north.



New Golf Clubhouse and Parking

New 2 storey club house circa 279 sq m (3,000 sq ft) with associated parking. Located to the north with frontage to be prominent, it will contribute to the street scene and create an appropriate gateway into this area and the overall development.

Retirement Living/ Healthcare

Retirement living, health or private hospital site with access off tree lined boulevard. Building addresses entrance from Sandy Lane, whilst acting as a focal point to the proposed diverted Booths Lane from centre of residential development. Based on a residential density of 80 units per hectare and shown to be up to 3 storey providing close to 15,329 sq m (165,000 sq ft) gross.



Retail Space

Proposal for up to 5 individual or combined retail units serving the local community. Proposals might include pharmacy, convenience store, dental practice, hairdressers and/or post office.

Combined total of circa 2,230 sq m (24,000 sq ft) across the five possible units, as shown.



Nursery

A single use plot with separate access to Sandy Lane, yet alongside to the remainder of Queslett Park, separated by a secure play area and adjoining public open space.

Ideally located close to existing new primary and secondary school. Plot allocation currently planned to be 0.46 hectares (1.14 acres) with adjoining Nursery play area. Site surrounded by non residential uses, mainly P.O.S. or adjoining Junior School.





QUESLETT P A R K

GREAT BARR, BIRMINGHAM B42 2RG

Location

Queslett Park is located at the junction of Sandy Lane and Booths Lane within the Oscott Ward in the constituency of Perry Barr, Birmingham. The site is located at a higher level, protected by existing housing, a school and mature landscaping and woodlands, yet close to the M6, and approximately 8.5 km (5.3 miles) north of Birmingham City Centre.

Queslett Park is within Birmingham City Council boundary and locally is alongside predominately residential housing, the New Perry Beeches Junior School and Birmingham University buildings.

Queslett Park is currently a "parkland" site benefiting from the inclusion of Queslett Park Golf Course that will be retained. A new ASDA supermarket, situated on Old Horns Crescent off Queslett Road, is within 1.5 km (0.93 miles).

At the junction of Booths Lane and Queslett Road approximately 1 km (0.62 miles) to the north west, there is pedestrian and vehicular access to Great Barr Park, providing numerous opportunities for leisure, walking and sporting activities.

Access to Queslett Park is as follows:

- M6 Junction 7, then A34 Birmingham Road/Walsall Road left into Beeches Road leading to Sandy Lane then Booths Lane.
- Alternatively, A4041 Queslett Road, then Aldridge Road to Sandy Lane.

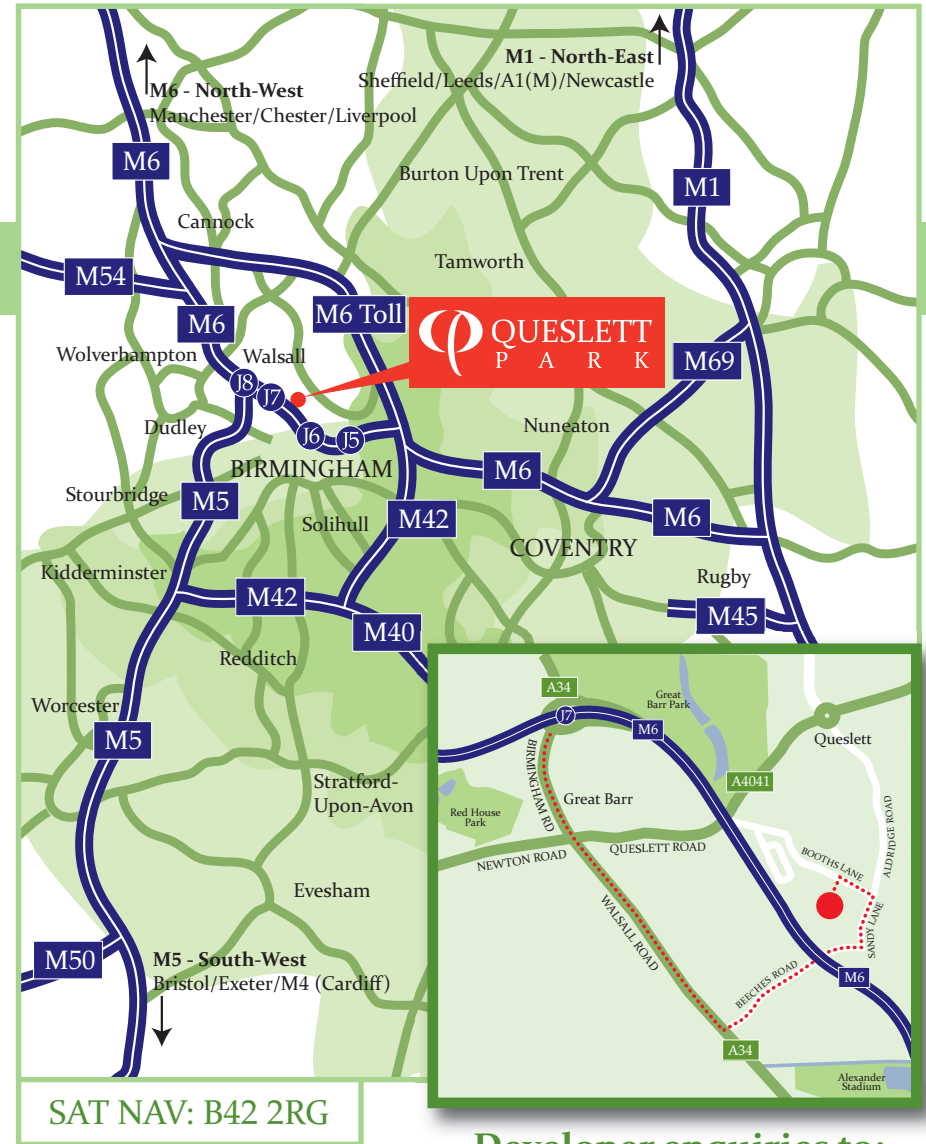
Noted venues:

- International Airport - 27.8 km (17.3 miles)
- NEC - 25.7 km (15.9 miles)
- M6 - 3.4 km (2.1 miles)
- M1 - 48.4 km (30.1 miles)
- Birmingham City Centre - 8.5 km (5.3 miles)

Booths Lane is an unadopted highway, and the site is in close proximity to the M6, albeit screened by housing, landscaping and existing businesses/public buildings.

Further Information

Please contact the joint selling agents for details. Sites to be sold individually or combined. Please enquire about status of plot or entire site availability prior to making detailed investigations or travel arrangements.



Developer enquiries to:

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