PALACE AUCTIONS

LONDON



LOT 106

Care Home Development Site

RESERVOIR ROAD · EDGBASTON · BIRMINGHAM B16 9DS

A freehold development site of approximately 1–2 acres, at the former Mount Pleasant United Working Men's Club, with full planning permission for an 80-bed care home

GUIDE PRICE*

£3,900,000

*Plus buyer's premium of 1%. See Important Notices.

AVAILABLE NOW UNDER AUCTION TERMS

SALE ROUTE

Post-auction offers

Exchange on agreement of sale

CONTACT

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THE OPPORTUNITY

Full planning for an 80-bed care home

A rare freehold care home development site on Reservoir Road, Edgbaston, one of Birmingham's most sought-after suburbs. Offered at our 23 September 2026 auction, it remains available to buy now under auction terms and conditions.

80	Full	c.1–2	Freehold	£3.9m
BED CARE HOME	PLANNING PERMISSION	ACRE SITE	TITLE	GUIDE PRICE

The location

The site sits on Reservoir Road beside Edgbaston Reservoir, a setting that offers residents open views and waterside walks. Edgbaston is one of Birmingham's most established and affluent suburbs, and care operators favour it for its ageing local population and strong private-pay catchment.

The site is within walking distance of University station, with quick trains to Birmingham New Street and the wider West Midlands network. That helps with staff recruitment and makes visiting easy for families.

Nearby are the Queen Elizabeth Hospital, the University of Birmingham and the Edgbaston Medical Quarter, all of which drive demand for care and healthcare-led development.

The site

The freehold site, land at the former Mount Pleasant United Working Men's Club, extends to approximately 1–2 acres. Full planning permission for an 80-bed care home was granted under reference 2024/01894/PA. Because full consent is already in place, a buyer avoids the time and risk of an outline application and can move on to discharging conditions and building.

Outside

A self-contained plot suited to purpose-built care accommodation. There is scope for landscaped gardens, resident parking and service access, subject to the approved plans. The site boundary and plans are in the legal pack.

Planning & development potential

This site suits a care operator looking to add beds in a high-demand suburb, or an investor seeking a forward-funding or pre-let deal. Edgbaston combines an established residential setting with major hospitals close by, which is why care providers rate it highly when looking for new sites.

> **Investment summary.** A care home development site in Edgbaston with full planning for 80 beds, ready for an operator or developer to take forward. Guide price £3,900,000, available now under auction terms, so a sale can be agreed and exchanged without waiting for the next auction.

THE SITE TODAY

A waterside setting in Edgbaston



CGI of an 80-bed care home, for illustration only. It is not the approved scheme; see the approved plans under ref. 2024/01894/PA.



The site today: the former club buildings and yard



The former Mount Pleasant United Working Men's Club



Looking towards Edgbaston Reservoir

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 106

ADDRESS	Land at the former Mount Pleasant United Working Men's Club, Reservoir Road, Birmingham B16 9DS
PROPERTY	Freehold development site with full planning permission for an 80-bed care home
SITE AREA	Approximately 1–2 acres. Exact area in the legal pack.
GUIDE PRICE	£3,900,000*
STATUS	Offered at auction on 23 September 2026. Still available.
METHOD	Post-auction sale under auction terms and conditions
CONTRACT	Unconditional. Contracts exchange as soon as a sale is agreed.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL & FEES

Before you offer

PLANNING	Full permission for an 80-bed care home, ref. 2024/01894/PA (Birmingham City Council). Decision notice and plans in the legal pack.
TENURE	Freehold
BOUNDARIES	Site plan in the legal pack
BUYER'S PREMIUM	1% of the purchase price (minimum £2,000 plus VAT), payable on exchange
CONTRACT DOCUMENTS	£850 plus VAT, payable on exchange
LEGAL PACK	Available to download
SPECIAL CONDITIONS	Apply. Read them with any addendum.
VIEWINGS	Strictly by appointment with the auctioneer

How to buy

1. **Read the legal pack**, including the planning consent, the Special Conditions and any addendum, and take advice from a solicitor.
2. **Complete ID and anti-money-laundering checks** with Palace Auctions. You must be approved before you can buy.
3. **Make your offer** to the auctioneer, with your funds arranged for the 10% deposit and fees on exchange.
4. **Agree the sale.** Once your offer is accepted, contracts exchange straight away and the sale is legally binding.
5. **Complete** on the date set out in the contract.

IMPORTANT NOTICES

Please read before offering

Guide price. The guide price is an indication of the seller's current minimum acceptable price. It may change at any time. The seller is not obliged to accept any offer.

Sale after auction. This lot was offered at auction on 23 September 2026 and is now available under the same auction terms and conditions. Any sale agreed is on an unconditional auction contract, with exchange on agreement and a 10% deposit payable on exchange.

Planning. Full planning permission has been granted for an 80-bed care home under Birmingham City Council reference 2024/01894/PA. Buyers must read the decision notice and approved plans and satisfy themselves on the planning conditions, the time limit for starting work, and any section 106 or Community Infrastructure Levy obligations. Buyers should make their own enquiries of Birmingham City Council.

Site area and boundaries. The site area is approximate. The site boundary and plans are in the legal pack, and buyers must rely on these rather than on these particulars.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 1% of the purchase price (minimum £2,000 plus VAT) and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches. Buyers should also budget for Stamp Duty Land Tax, VAT if applicable, their own legal fees and any finance costs.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. The descriptions, measurements, uses and other details are given in good faith and are believed to be correct. Buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before agreeing to buy.

Anti-money-laundering. Palace Auctions must check the identity of every buyer and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

> **Why buy under auction terms.** Contracts exchange as soon as a sale is agreed, so there is no chain and no gazumping. You know where you stand from day one.

VIEWINGS · LEGAL PACK · OFFERS

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