

# Digbeth Prospectus

MAY 2025



## Our Future City



**Birmingham**  
City Council





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# FOREWORD



**Councillor Sharon Thompson**  
Deputy Leader & Cabinet Member for  
Economy and Skills  
Birmingham City Council

**Digbeth is rapidly transforming.** Located at the doorsteps of the city's Bull Ring shopping centre and the Smithfield development, the area is evolving to meet the city's growing needs into the 2030s and beyond. Adjacent to the forthcoming new HS2 gateway to the city at Curzon Street Station, Digbeth is perfectly positioned to capitalise on major investment opportunities. Digbeth is already the cultural capital of Birmingham, made-up of long-established arts and cultural organisations, and now it is growing into a vibrant, mixed-use, residential, leisure, hi-tech and creative media destination within the city centre, providing crucial employment opportunities in these industries. The planned infrastructure and developments surrounding Digbeth on all sides represent over £11bn of investment over the next decade.

**A growing centre for creative media.**

Digbeth is already securing national investment with leading film and TV organisations relocating their studios here, including the BBC at Typhoo Wharf, MasterChef Studios, The Bond and Digbeth Loc Studios at the former Banana Warehouse. This is a growing economic sector and creative cluster in the city, with significant TV and film productions

already being made in Digbeth, with more on the horizon. Bordesley Street and Fazeley Street are both emerging as Birmingham's main media and studio boulevards.

**The next step for Digbeth** is to unlock the potential of various land plots, and transformation of the surrounding public realm. The City Council aims to ensure Digbeth's development is well connected and comprehensive, ensuring the broader transformation into surrounding neighbourhoods, benefiting landowners, occupiers and residents alike.

**These sites are strategically connected** by their relation to Digbeth's core or periphery, but also by their proximity to HS2. HS2 is the largest infrastructure project in the city and the country, and as such, the greatest investment opportunities lie a short walk or cycle from this new gateway to the city. When brought forward together, they have the potential to transform Digbeth and help regenerate the area into a busy, thriving, lively and creative city hot spot.

**This Prospectus** represents the latest phase of the Our Future City: Central Birmingham Framework 2045. We will work in partnership to deliver its Bold Proposals for a more inclusive, creative, resilient and connected city. The ten sites in this Prospectus together have the potential to deliver over 6,000 housing units and 300,000sqm of commercial floorspace in furtherance of these ambitions.





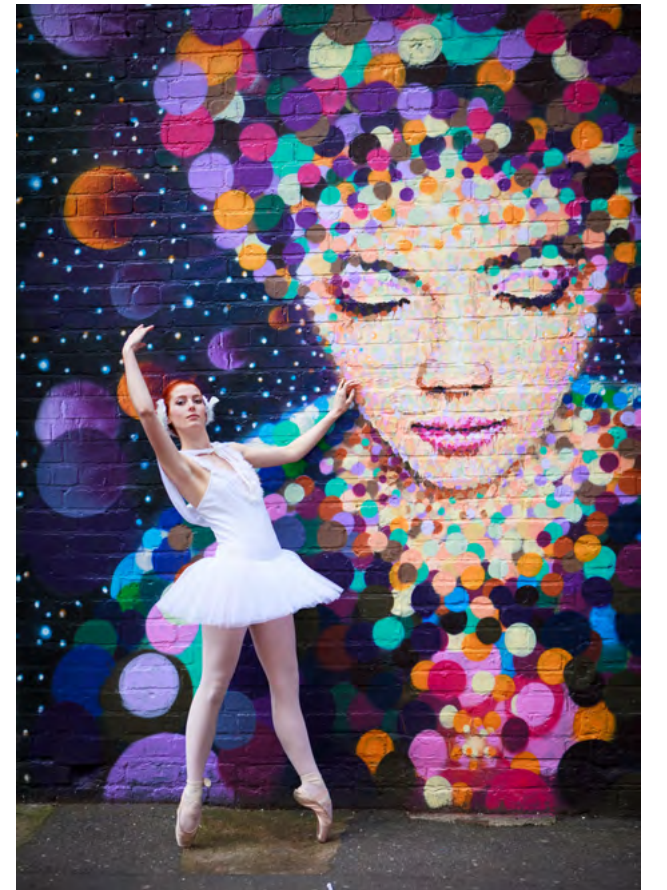


# DIGBETH IN CONTEXT

**Digbeth is a vital part of Birmingham's creative and community focused landscape.** It has a rich history from the early developments along the River Rea to becoming a densely packed residential area, and in the 20th century becoming one of the city's industrial engines. Today Digbeth is seeing a resurgence of residential led development, alongside revitalised and growing commercial and creative uses. This transformation not only provides a new focus for the city, it also spreads the benefits of investment out into surrounding communities linking them to new jobs and opportunities available in the growing cultural and creative industries.

**Digbeth's connectivity is poised to transform.** The completion of HS2 by 2033 is a major opportunity and a catalyst for growth. This and the Eastside Extension of the Metro together provide improved multi-modal access to the wider city region and to the capital from Digbeth. The Digbeth Active Travel and High Streets initiative is set to deliver major improvements to walking and cycling routes across the area. Already home to productions including Peaky Blinders, MasterChef, Late Night Lycett, Silent Witness, Policing Paradise and Garden Rescue in studios across Digbeth. Digbeth's fast growing creative cluster is sparking company formation, commissioning and employment in the creative sector. Meanwhile, Digbeth sits within a triangle of major development schemes, projects and investment; to the north, HS2 Curzon St Station and the growing Birmingham Knowledge Quarter, the £2.8 billion Smithfield mixed-use destination to the south, and the emerging Sports Quarter to the east. These are drawing in billions of pounds of investment and funding in the short and long term, positioning Digbeth at the heart of the city's transformational journey.

**Development sites in Digbeth are among the city's most exciting prospects.** With high interest from investors and some plots eligible for Enterprise Zone funding, the sites identified in this prospectus are key catalysts for change, offering significant growth and investment potential, with many located on previously developed, vacant or underutilized land and buildings. Some have historical assets that can be repurposed, offering a mix of prime investment opportunities in the city.





# DIGBETH 2045

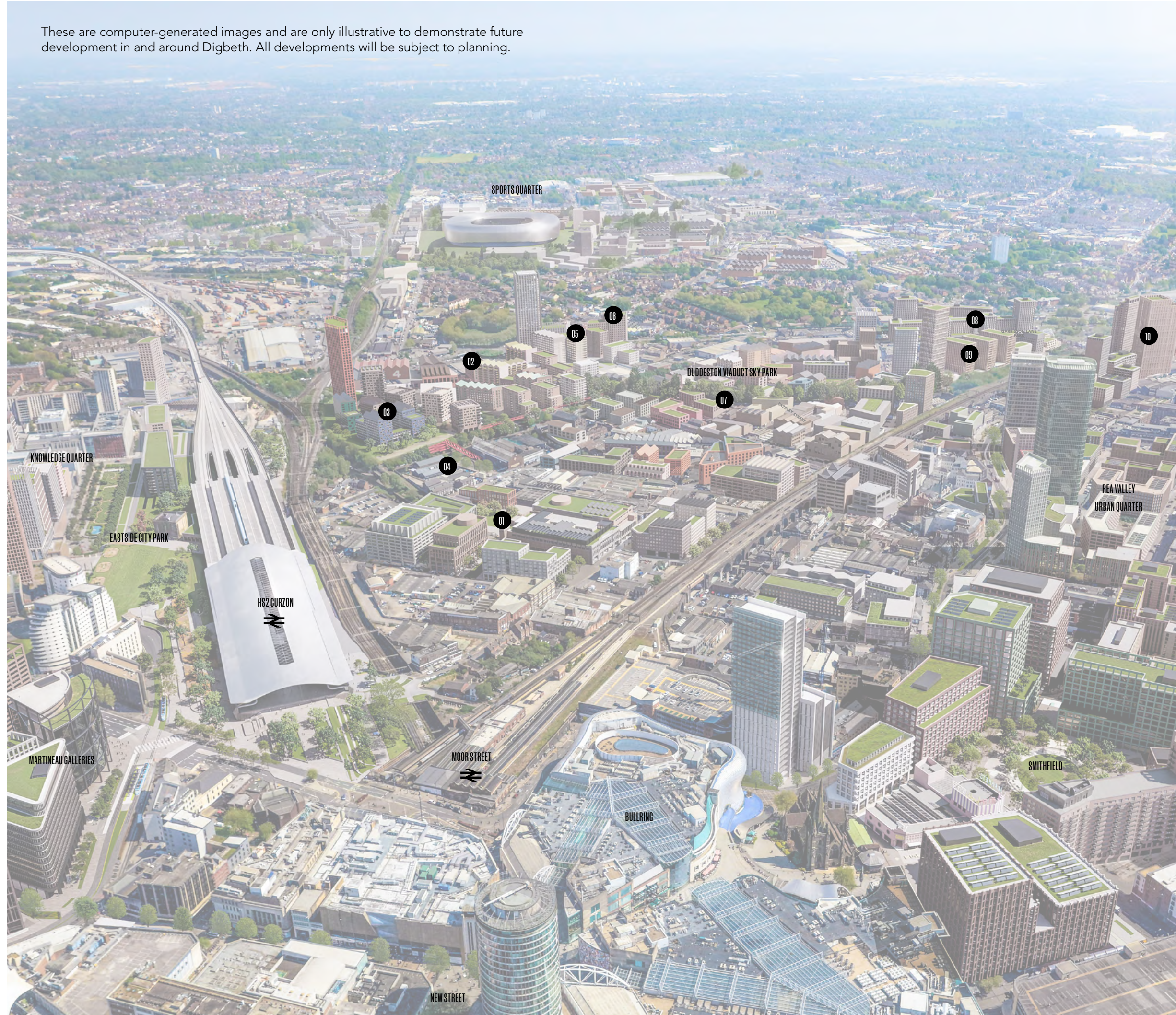




These are computer-generated images and are only illustrative to demonstrate future development in and around Digbeth. All developments will be subject to planning.

## PROSPECTUS SITES

- 01 TYPHOO WHARF (BBC)
- 02 BELMONT PASSAGE
- 03 MONTAGUE STREET AND SITA, WARWICK BAR
- 04 FAZELEY STREET, WARWICK BAR
- 05 GARRISON GATEWAY
- 06 BRICKWORKS, CANALSIDE
- 07 THE DIGBETH ESTATE (OVAL)
- 08 NEW BOND STREET
- 09 UPPER TRINITY STREET
- 10 DIGBETH HIGH STREET, CLYDE STREET





Digbeth is an area of the city that is constantly exploring what it has been, what it is, and where it is going. The community is both collaborative and proactive: The recent Digbeth Cultural Action Plan has been produced by the community to support the cultural life of Digbeth, and plan for its future together. With this active, impassioned and established community across the cultural and creative industries in art, music and creativity, Digbeth's best asset is its people, while its cultural infrastructure continues to grow: Music recording, film and TV studios, maker spaces, live music venues, visual and performing arts centres, independent cinemas, start-up hubs, community gardens, groups and sports academies, charities and creative education spaces all make up this rich tapestry. It's what makes Digbeth what it is, and it's what attracts residents and visitors alike to its gravity, day and night.

Culture is an economic and social powerhouse in Birmingham. It supports over 3,300 direct jobs in the cultural sector and 14,500 in the wider creative industries, generating over £200 million in annual economic activity. It's economic impact on our city creates a multiplier effect, acting as a magnet for talent, students, business and investment. It also underpins the city's tourism offer (Birmingham was the 4th most visited city in 2022, with over 800,000 visits), and unlocks opportunities in the wider creative industries, as well as for restaurants, cafés and hotels. It's growing film and TV production cluster is also already emerging as a nationally significant centre of media operations in the region.

Digbeth is Birmingham's creative expression, and every venue within it is important to the cultural character of the area. Each development site in this prospectus offers an opportunity to foster and grow this community. Consideration for and investment into the cultural landscape will be integral to the development opportunities identified in this prospectus. As more residents and resource flows into the area, those uses will in turn continue to provide the heart, vibrancy and vitality that makes the area worth living, visiting and working in.



COMMUNITY & CULTURE



# Expanding Connectivity



## 1 HS2

By 2033 , HS2 will connect Birmingham to Solihull in 11 minutes - and Birmingham to London Euston in 49 minutes (equivalent to journey times within Zone 5 on the London Tube network)

## 2 Canals

Digbeth is connected to the city by three canals. The Grand Union, Birmingham and Fazeley and Digbeth Branch Canals: The canals link to Birmingham City University and Aston University to Typhoo Wharf and Warwick Bar by a 10-minute walk, or 5-minute cycle

## 3 Midlands Rail Hub

An investment of £1.5bn to upgrade rail infrastructure will see improvements to New Street, Snow Hill and Moor Street stations, and improve connectivity from the Midlands to the South West and East Midlands.

## 4 Moor Street Gateway

Moor Street Gateway: a planned ‘one station’ interchange with HS2 and New Street and Moor Street Stations, including public realm improvements, cycle infrastructure, and a new pedestrian link into the heart of the city centre from Digbeth via Park Street

## 5 Eastside Tram Extension

Rapid and frequent Metro services from HS2 to Digbeth via two stops at Meriden Street and Digbeth High Street. It will run from Bull Street to High Street Deritend with four stops in between.

## 6 Digbeth Active Travel and Streets

A plan to improve key streets across Digbeth in phases, providing a safe, attractive, and welcoming environment for walking, wheeling and cycling. These changes will improve connectivity to the city’s core and HS2.



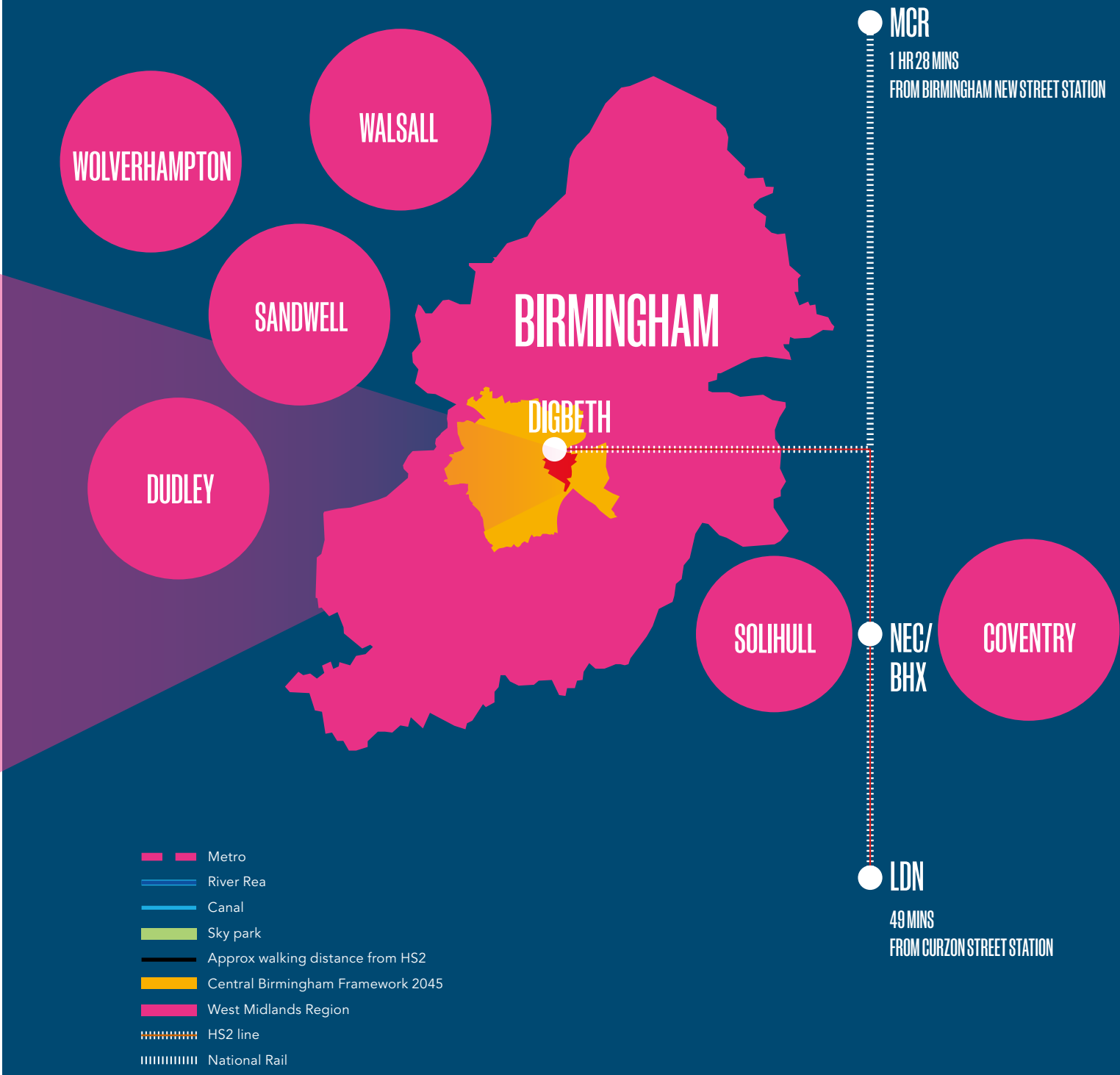
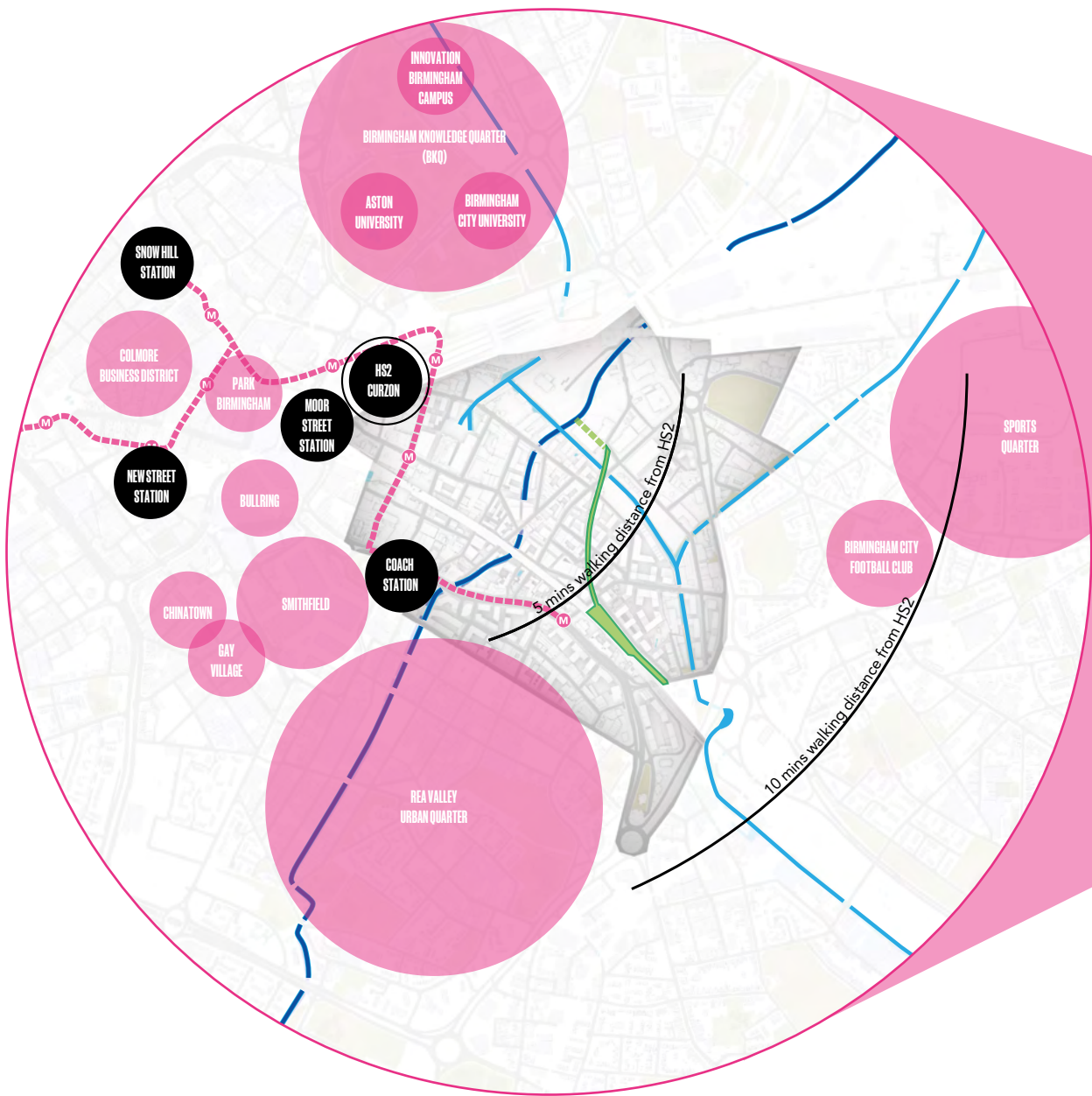
“We need to start thinking differently about Digbeth, Birmingham will be the equivalent of Zone 5 on the London Tube System after HS2: Birmingham to London Euston in 49 minutes. That will transform this city.”

Steven Knight CBE, Creator of Peaky Blinders.



# The Best-Connected Area in the Best-Connected City

These planned investments in Digbeth will facilitate thousands more passenger journeys into the area, improve connections to Birmingham International Airport (BHX), the capital city of London and countrywide, and help make Digbeth a more liveable, accessible and welcoming destination for residents, commuters and visitors alike.





## Youth & Innovation

Digbeth lies directly south of the Birmingham Innovation Quarter (B-IQ), home to both Aston University and Birmingham City University, together home to 46,000 students, with modern campuses and clusters of hi-tech industries. The wider Knowledge Quarter is one part of the West Midlands Investment Zone, a ten-year plan for £5.5bn of growth and 30,000 regional jobs, drawing £2bn in private sector investment. These Universities are also partnering with the City Council, Bruntwood SciTech and Woodbourne Group in a 'Quadruple Helix Partnership'. The partnership has plans to develop a world-class innovation cluster in a 20-hectare area with over £1bn of investment up to 2030 to create more top-spec commercial, office, residential and teaching facilities.

Digbeth will also soon host the Museum of Youth Culture, planned for the Upper Trinity Street site. This will be their flagship site, and a celebration of the extraordinary everyday stories of growing up in Birmingham and the United Kingdom.

## Strong and Robust City and Region

Digbeth sits within a wider city and regional context of intense economic activity, a record development pipeline, competitive Foreign Direct Investment, and significant Gross Value Added from key schemes.

### Investment

The West Midlands was Europe's seventh best performing region for FDI in 2023 securing 127 projects in 2023, 72% higher than in 2022.

Birmingham named most successful city outside of London for FDI, securing 67 projects – the city's highest FDI project total in a decade.

### Economic Growth

The West Midlands economy is worth over £117bn annually with Birmingham representing the largest economy of any city outside of London.

The city region's GVA has grown 9.7% since 2021

HS2 has generated £1.1bn of Gross Value Added (GVA) every year since the enabling legislation

BBC's investment to date in Digbeth and the West Midlands will bring an additional £282m GVA to the region in the decade to 2031.

### Occupier Market

Office take up 32% higher in Q1 2024 than Q1 2023

Peak office rents forecasted at £50 per sq ft by 2027

Demand from the financial and professional services sector is strong and many global organisations continue to invest in their Birmingham footprint.





“

The BBC is delighted to be investing in Digbeth and supporting its growth and development as a world-class creative community. We have chosen to make Digbeth the home of our new regional HQ for the Midlands at the Tea Factory, positioned right at the heart of its creative community. We have also moved MasterChef and Silent Witness to Digbeth Loc Studios and The Bond respectively – both productions will put Digbeth on the map for millions, as well as provide year-round employment for production crew and regional suppliers.

We look forward to playing a leading role in supporting the continued growth of Digbeth, working with partners including Birmingham City Council, West Midlands Combined Authority, Create Central, Banijay Group and many others.”

Kay Wright, Head of the Midlands, BBC Local

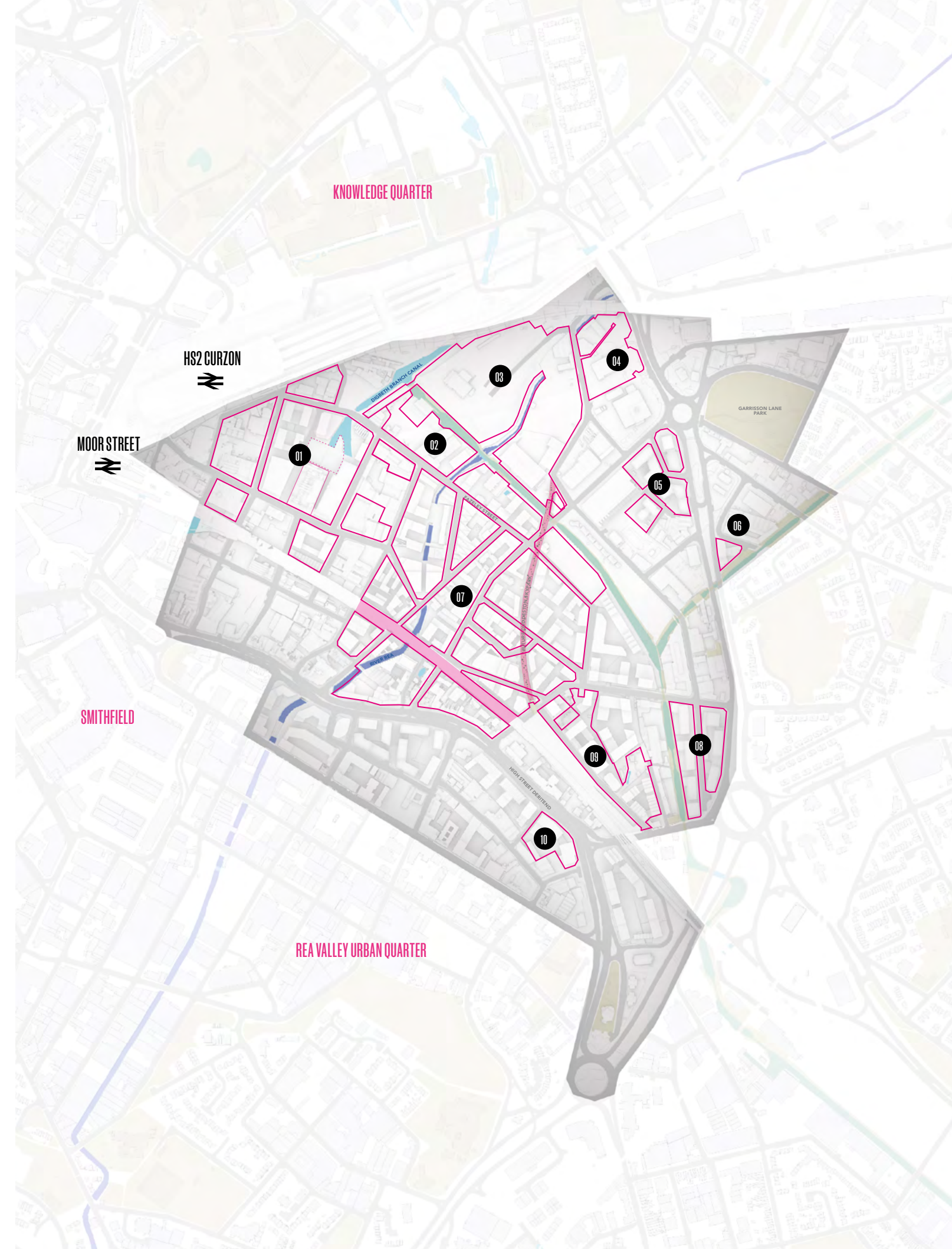




# PROSPECTUS SITES



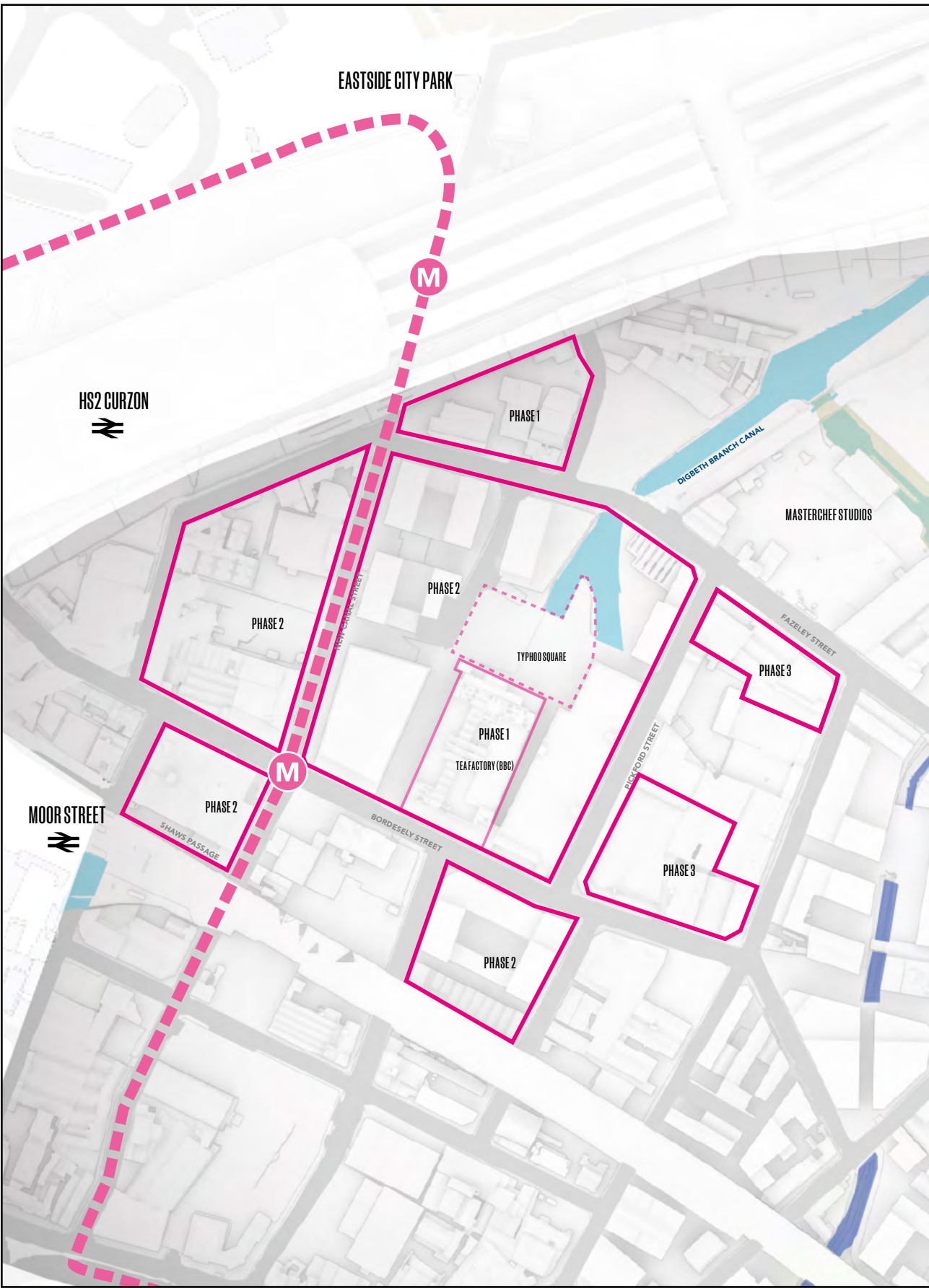
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# Typhoo Wharf

Location	Land in Frazeeley St, Barn St, Bordesley St
Size	6.37ha
Existing Land Use(s)	Various uses including retail, events, car parking, industrial and storage.
Digbeth Context, Character, Community & Culture	Less than 5-minutes' walk from HS2 and Moor Street Station and 10 Minutes from the Bull Ring Shopping Centre, New Street Station, Thinktank Science Museum and Birmingham City University. It is adjacent to Grand Union, a creative collective at Minerva Works as well as MasterChef studios and The Bond studio and event space.
Development Potential	<p>Typhoo Wharf presents a fantastic opportunity for thoughtful reinvigoration through a combination of heritage retention and modernisation across seven plots in three key phases.</p> <p>Phase 1 is the BBC Birmingham headquarters at the former Tea Factory and new canalside public square to the rear. Later, underutilised land around the site will become a new canalside public realm, with residential uses, commercial accommodation, and improved connectivity throughout. Phases 2 and 3 will follow delivering further residential and commercial floorspace.</p>
Planning Status	Full Planning for part of the site (Ref: 2022/08628/PA)
Key Infrastructure	Canalside activation and enhancement is encouraged in the BLP and OFC:CBF. The Eastside Metro Extension will connect the site to the city centre and HS2 at New Canal Street.
Policy Status	The emerging BLP will inform future development on the site, alongside superseding the adopted BDP, which currently applies.
Potential Uses	A mixed-use development with a mixture of commercial and residential
Housing Units	2,050
Commercial Floorspace	83,000 sqm
Ownership	Gooch Estate (& the Latif Family on Phase 2)
Promotor	Stoford
Tenure	Leasehold/Long Leasehold
Other Interests	None
Delivery Timescales	Phase 1 <10 years, Phase 2 10-15 Years, Phase 3 15+ Years
Investment Type	Investment Partners interested in forward funding development. Occupiers willing to lease or purchase their building.
Contact	Gerard Ludlow, Director, Stoford, g.ludlow@stoford.com, 07815 692 342





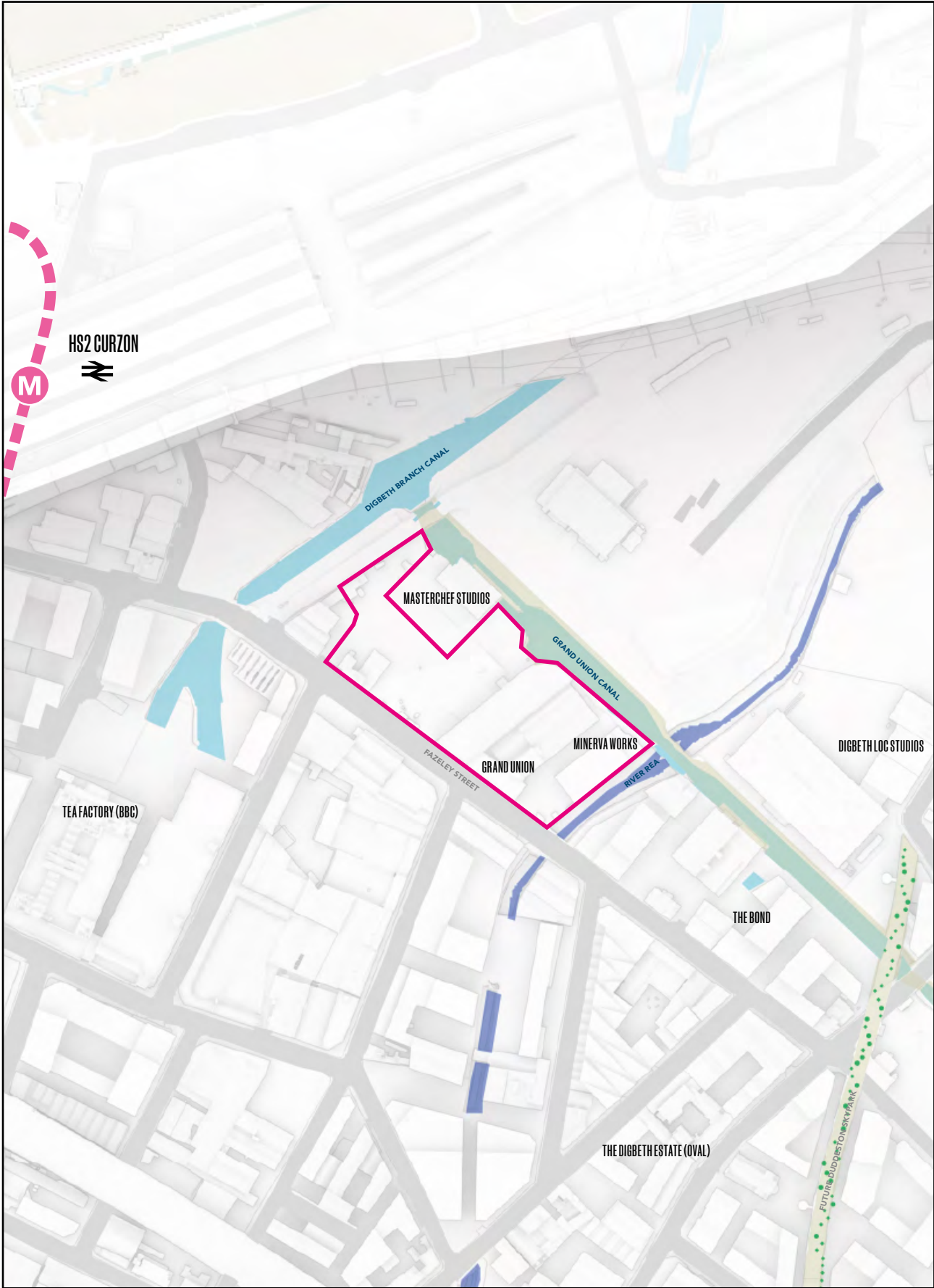
Computer generated image showing Typhoo Wharf





# Fazeley Street, Warwick Bar

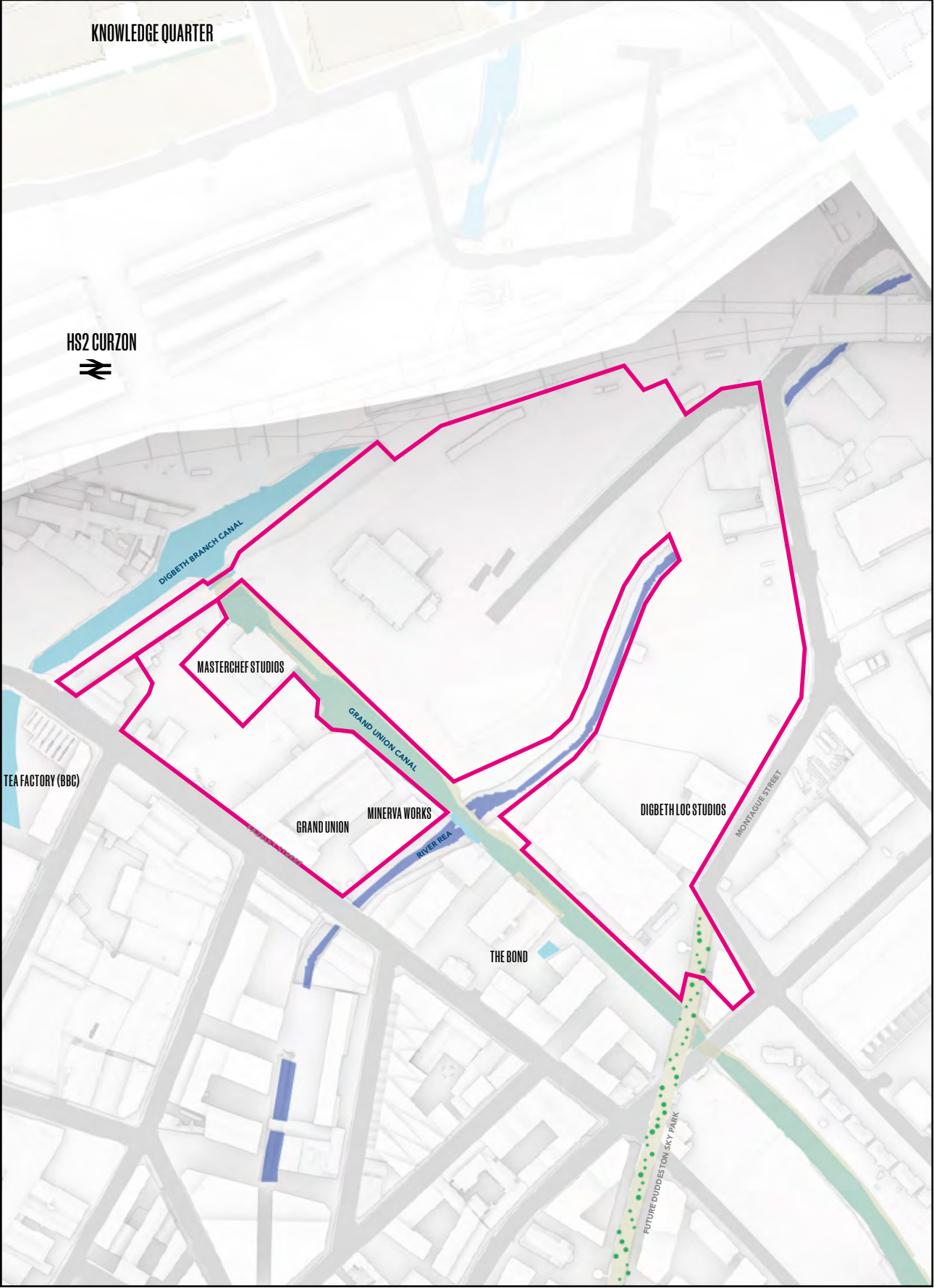
Location	Fazeley Street, Warwick Bar
Size	1.12ha
Existing Land Use(s)	Some vacant buildings with meanwhile uses currently being considered.
Digbeth Context, Character, Community & Culture	Fazeley Street is the site of MasterChef studios, The Bond studio and event space. It sits opposite the BBC's new headquarters at Typhoo Wharf. It is also adjacent to Grand Union, a collective of arts, events, studios and creative spaces at Minerva Works.
Development Potential	Opportunity to create a new mixed use commercial and creative centre right in the heart of existing and emerging media industry activity in Digbeth.
Planning Status	Full planning (Ref: 2022/07929/PA)
Key Infrastructure	The Digbeth Branch Canal runs to the north of the site, where canalside enhancement and activation is encouraged in the BLP and OFC:CBF, alongside the bringing back into use of the footbridge which crosses the canal north of the site.
Policy Status	The emerging BLP will inform future development on the site, alongside superseding the adopted BDP, which currently applies.
Potential Uses	Commercial, creative industries including studios and ancillary uses, offices.
Housing Units	N/A
Commercial Floorspace	914sqm (as permitted)
Ownership/promotor	Homes England
Tenure	Long leasehold
Other Interests	Long leasehold for Banana Warehouse building
Delivery Timescales	Within next 3-4 years
Investment Type	Development partner sought Investment partner sought
Contact	Barbara Roberts, Senior Development Manager (Disposals), Homes England barbara.roberts@homesengland.gov.uk





# Montague Street, Warwick Bar

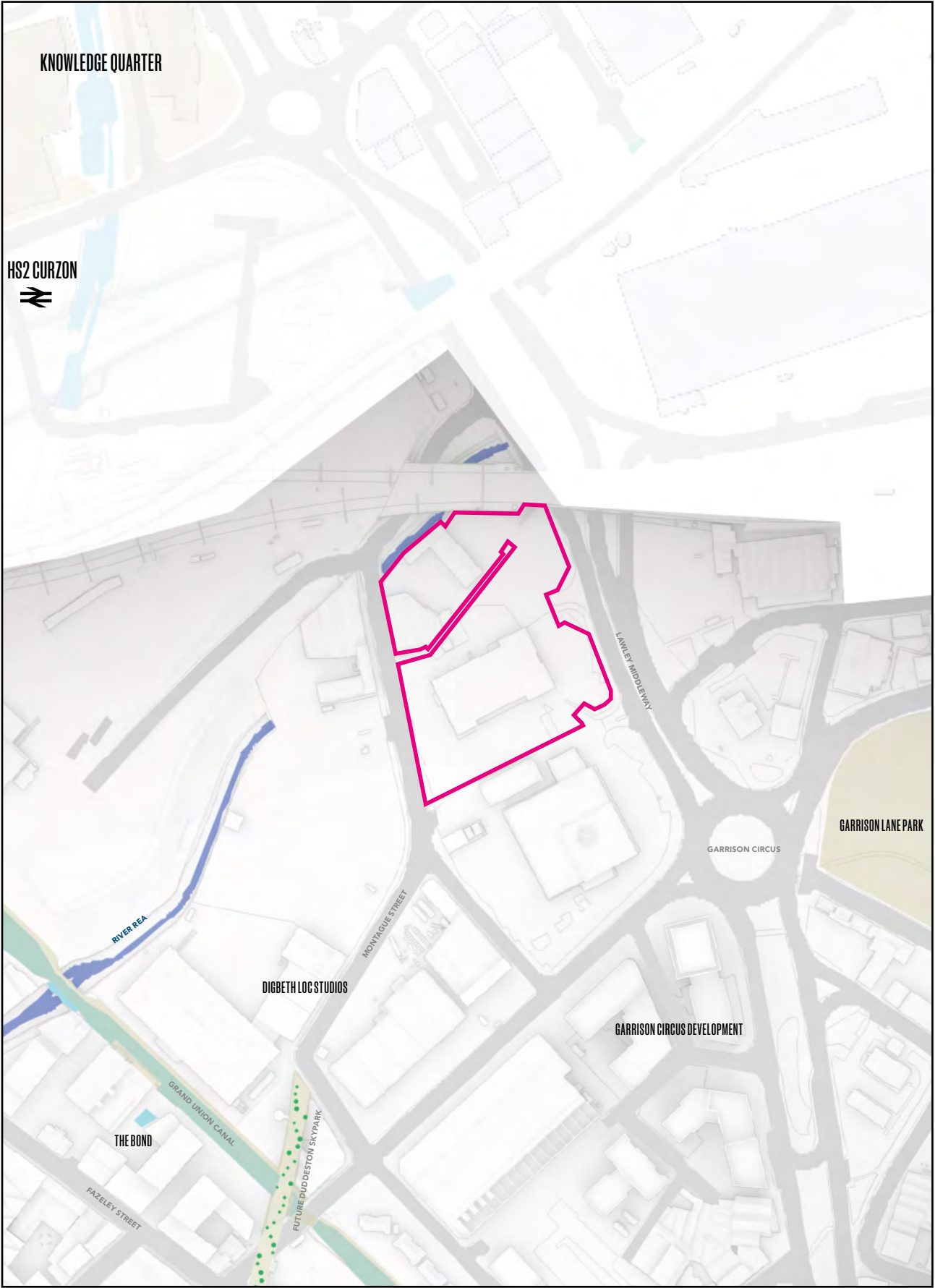
Location	Land off Montague Street
Size	6ha
Existing Land Use(s)	Interim studio use, ancillary services and office space on Montague Street.
Digbeth Context Character, Community & Culture	<p>Situated near the BBC's new Birmingham HQ 'The Tea Factory' and within short walking distance of HS2 Curzon Street Station. Adjacent Grand Union and Digbeth Branch canals.</p> <p>On the opposite canal bank is Grand Union, a collective of arts, events, studios and creative spaces at Minerva Works. Digbeth Loc studios, producers of the future Peaky Blinders movie, are based on site off Montague Street.</p>
Development Potential	This site is part of a comprehensive vision for the plots either side of Montague Street to deliver a new flagship studio space, and a new pedestrianised neighbourhood alongside other commercial uses. The site is well positioned to unlock the potential of the landing of the Duddeston SkyPark at its northern terminus.
Planning Status	N/A
Key Infrastructure	The site is at the northern end of the Duddeston viaduct SkyPark, a new, linear green park planned to stretch across Digbeth to the southern terminus at Upper Trinity Street (as identified in the BLP and OFC:CBF). It also adjoins the Digbeth Branch Canal, where enhancement and activation is supported.
Policy Status	The emerging BLP will inform future development on the site, superseding the adopted BDP, which currently applies.
Potential Uses	Creative industries including studios and ancillary uses as well as mixed-use residential and commercial.
Housing Units	900-1200 potentially (TBD)
Commercial Floospace	TBD
Ownership/promotor	Homes England
Tenure	Freehold
Other Interests	Temporary tenancies on short term leases
Delivery Timescales	5-10 years
Investment Type	Development partner sought Investment partner sought
Contact	Barbara Roberts, Senior Development Manager (Disposals), Homes England barbara.roberts@homesengland.gov.uk





# Belmont Passage

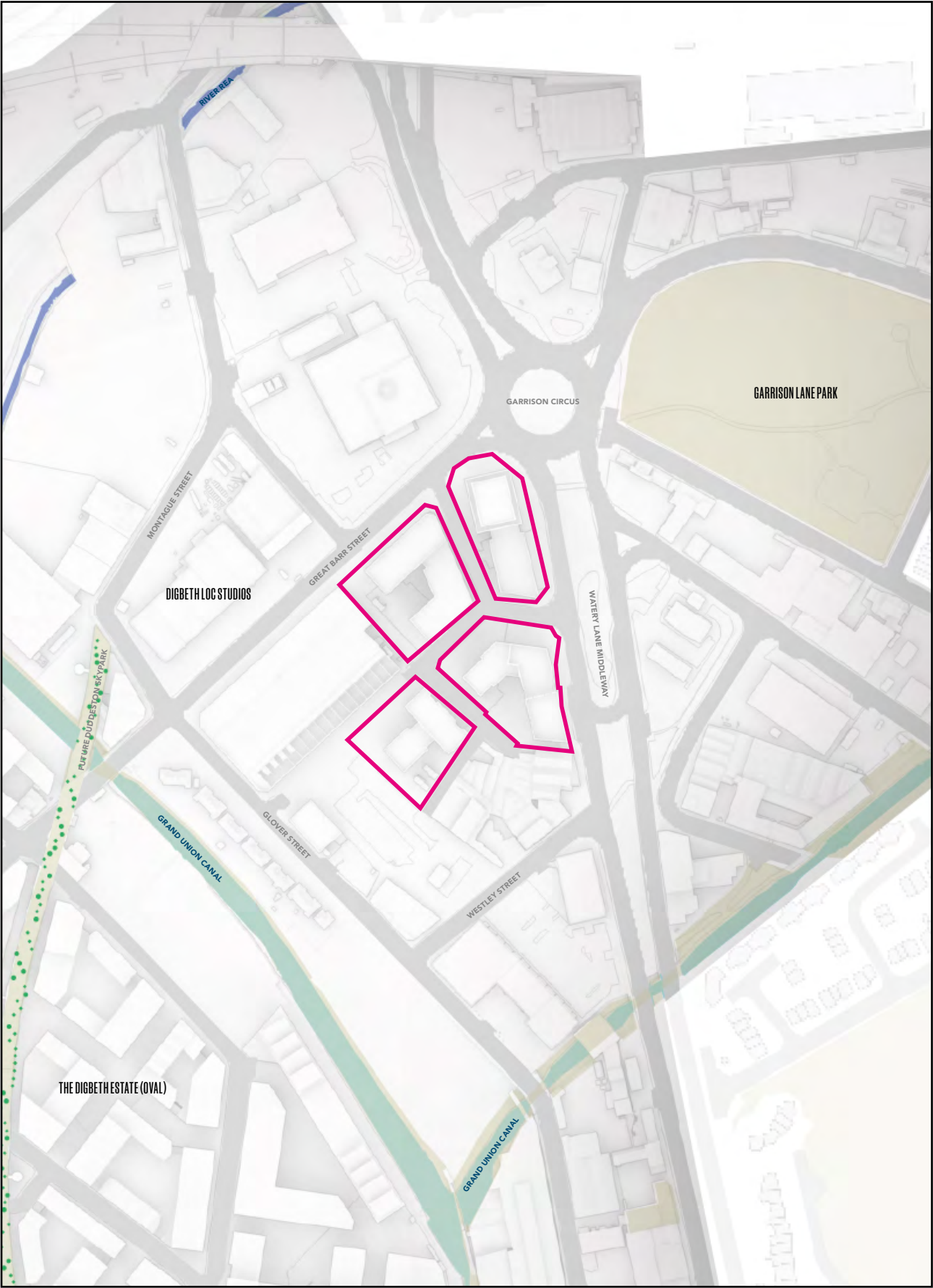
Location	Land off Belmont Passage
Size	1.29ha
Existing Land Use(s)	Former industrial (northern part), operational car showroom (southern part).
Digbeth Context, Character, Community & Culture	Opposite the interim location for film and TV Digbeth Loc Studios on Montague Street, opposite Garrison Lane Park across Middleway, adjacent the River Rea and near to the Grand Union and Digbeth Branch canal.
Development Potential	Belmont Passage is an opportunity for residential-led, mixed-use development with a frontage to Lawley Middleway at the interface between Digbeth and HS2 Curzon Station
Planning Status	Outline planning permission is being sought for high density residential development with Class E commercial uses and car parking.
Key Infrastructure	Opportunities to enhance the setting of the River Rea as well as improve the pedestrian connectivity either side of Middleway are identified in the BLP and OFC:CBF.
Policy Status	The emerging BLP will inform future development on the site, superseding the adopted BDP, which currently applies
Potential Uses	Residential (apartments), commercial (E class), convenience retail.
Housing Units	300-500 (TBD)
Commercial Floospace	TBD
Ownership/promotor	Homes England
Tenure	Freehold
Other Interests	Temporary tenancies on short term leases
Delivery Timescales	5-10 years
Investment Type	Development partner sought
Contact	Natalie Mortlock, Planning and Enabling Manager, Homes England natalie.mortlock@homesengland.gov.uk 07929856705





# Garrison Circus

Location	Land south of Garrison Circus, Watery Lane Middleway/Great Barr Street
Size	1.4ha
Existing Land Use(s)	Vacant, commercial & Industrial.
Digbeth Context	Proximity to HS2 Curzon Street Station, BCU, UCB and Aston Universities to the north, the new BBC headquarters at Typhoo Wharf to the west, the emerging Sports Quarter to the east and other nearby business, hospitality and retail centres.
Digbeth Character, Community & Culture	Garrison Lane Park sits opposite Watery Lane Middleway alongside Birmingham City Mission.
Development Potential	A gateway development opportunity in an area with an influx of public and private investment, in proximity to major infrastructure projects and investment zones as well the growing and evolving regions of Digbeth and Bordesley.
Planning Status	Full Planning (Ref: 2023/04130/PA).
Key Infrastructure	Opportunities to improve connectivity across Middleway into Garrison Park opposite are supported in the BLP and OFC:CBF.
Policy Status	The emerging BLP will inform future development on the site, alongside superseding the adopted BDP, which currently applies.
Potential Uses	Mixed use: Residential & Purpose-Built Student Accommodation & Commercial development.
Housing Units	Residential units: up to 546, Purpose Built Student Accommodation (PBSA) beds: up to 710
Commercial Floospace	851sqm
Ownership/promotor	SAMA Investment Group
Tenure	Freehold
Other Interests	None
Delivery Timescales	4 years
Investment Type	Development partners, investments partners and occupiers all sought
Contact	Paul Squire, CEO, SAMA Investments, Paul Squire paul.squire@samainvestments.co.uk 07845666105





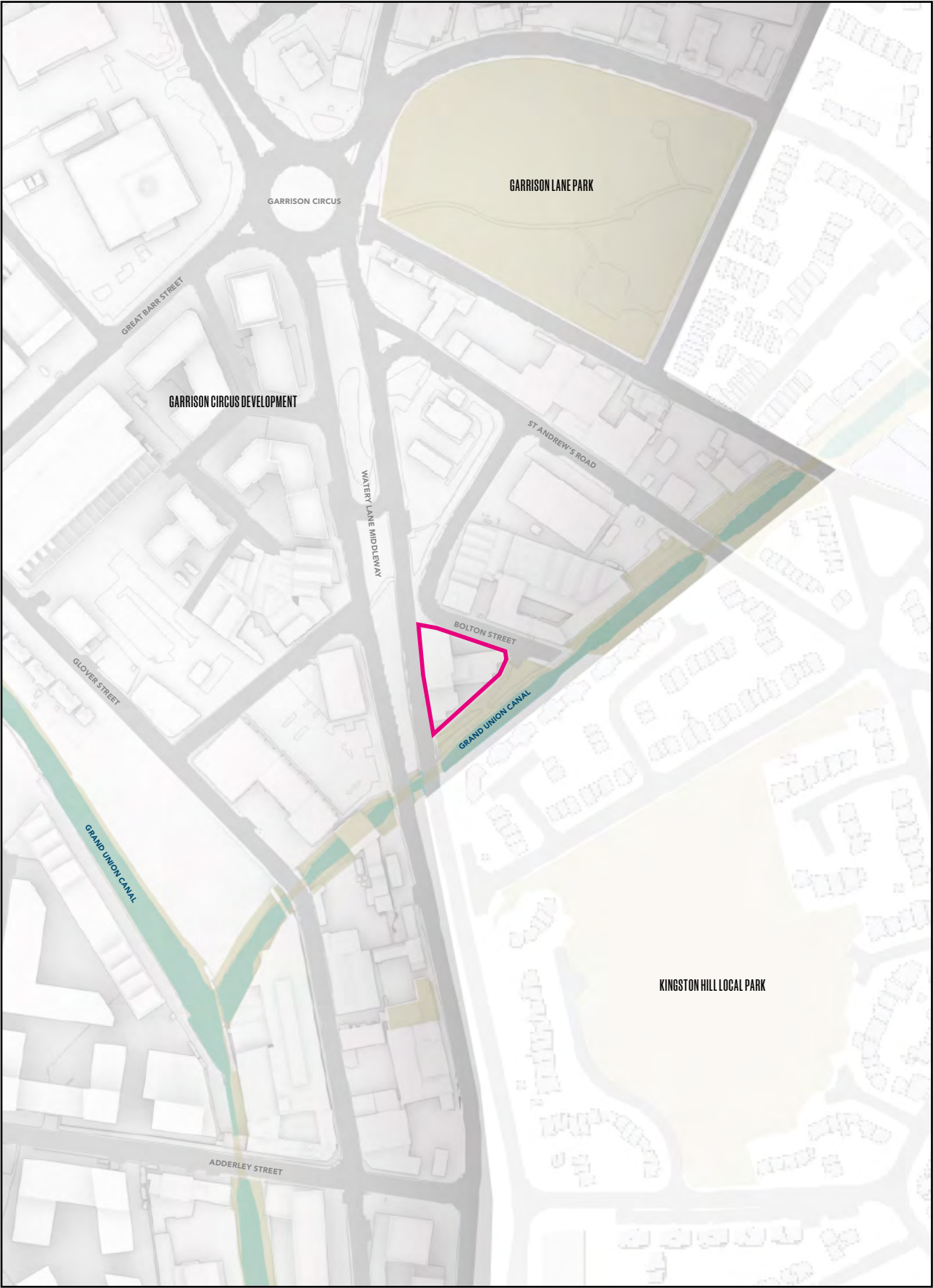
Computer generated image showing Garrison Circus





# Brickworks Canalside

Location	Land at Watery Lane Middleway/Bolton Street, Bordesley Green, Birmingham, B9 4HH
Size	0.14ha
Existing Land Use(s)	Vacant.
Digbeth Context, Character, Community & Culture	<p>HS2 Curzon Street Station, Birmingham City University, Aston University and the new BBC headquarters at Typhoo Wharf are across Watery Lane Middleway to the north and west. Proximity to the emerging Sports Quarter to the east and other nearby business, hospitality and retail centres.</p> <p>In proximity to Garrison Lane Park and Birmingham City Mission to the north, and Kingston Hill Local Park to the south and beyond that, the Birmingham City Football Club stadium at St Andrews Knighthead Park</p>
Development Potential	This canalside development opportunity is nestled in a rapidly expanding area, with strong public and private investment fuelling its growth. Located close to major infrastructure projects like HS2 and key investment zones, on a prominent entry route to the developing regions of Digbeth and Bordesley. The development is part of a vibrant economic hotspot, with continued investments in infrastructure, healthcare, transport, education, and research and development nearby.
Planning Status	Full Planning (Ref: 2022/04397/PA)
Key Infrastructure	Opportunities to improve connectivity across Middleway into Garrison Park opposite are supported in the BLP and OFC:CBF.
Policy Status	The emerging BLP will inform future development on the site, alongside superseding the adopted BDP, which currently applies.
Potential Uses	Residential development.
Housing Units	85
Commercial Floospace	N/A
Ownership/promotor	SAMA Investment Group
Tenure	Freehold
Other Interests	None
Delivery Timescales	2 years
Investment Type	Development partners, investments partners and occupiers all sought
Contact	Paul Squire, CEO, SAMA Investments paul.squire@samainvestments.co.uk 07845666105





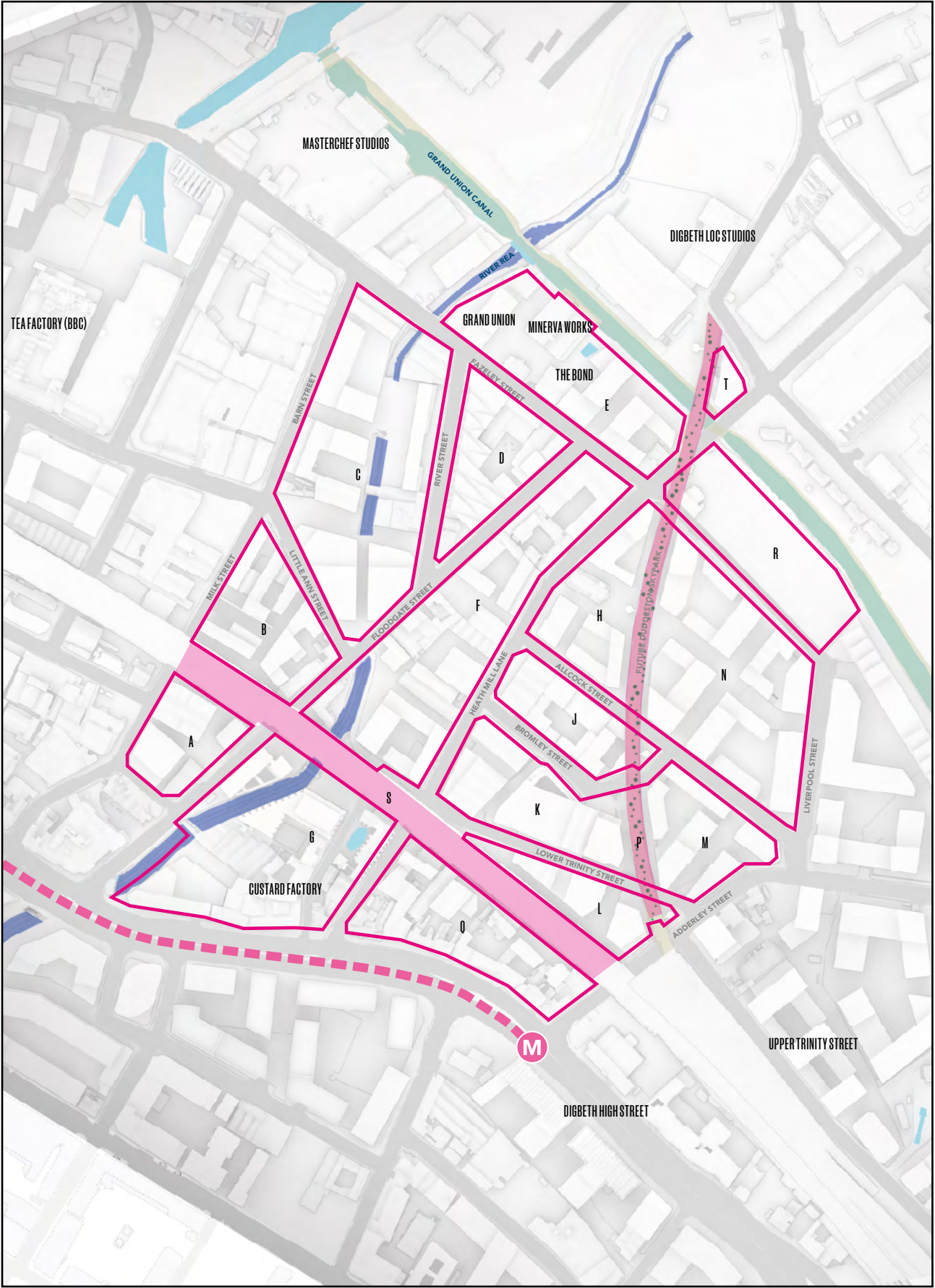
Computer generated image showing Brickwork Canalside





# The Digbeth Estate (Oval)

Location	Plots off Floodgate Street, Gibb Street, Heath Mill Lane, Allcock Street, Bromley Street, and Hack Street.
Size	18.9ha
Existing Land Use(s)	A mix of uses including commercial, retail, leisure, hotels, and residential.
Digbeth Context, Character, Community & Culture	This sizeable estate surrounds the heart of Digbeth’s daytime and evening economy, as well as many cultural landmarks of the area, housing all their vitality and vibrancy. Containing the Custard Factory, The Bond studios (home of Joe Lycett’s Late Night Lycett show), SOTE & Ace Dance and Music studios, BEP and BIMM creative education spaces, FizzPop Makerspace, live venues Mama Roux’s, The Mill, The Night Owl, and The Engine Room, the Crown Inn public house, artist studios ArtSpace and ArtHaus, creative hubs Eastside Projects and Pan-Pan, as well as creative workspaces Zellig and Greenhouse.
Development Potential	A significant opportunity to invest in ten development blocks across a wide, contiguous area in Digbeth. The mix of potential uses in a single framework area will strengthen economic activity, creativity and community in the heart of Digbeth, central to all amenities, and transport links, while being surrounded on all sides by the other opportunities detailed in this Prospectus.
Planning Status	Block A has full, detailed permission, as does block G, while all Blocks (including B-F and H-J) have outline planning permission (ref: 2020/03634/PA).
Key Infrastructure	The River Rea, the Duddeston Viaduct SkyPark, the Grand Union Canal and the Eastside Metro Extension all either border or pass through the site, identified in the OFC:CBF and the emerging BLP as key infrastructure critical to Digbeth’s growth.
Policy Status	The emerging BLP will inform future development on the site, alongside superseding the adopted BDP, which currently applies.
Potential Uses	Varied mixed uses on every block: residential and commercial (offices, retail, hotel, and leisure).
Housing Units	581 (site-wide, on Blocks C-J)
Commercial Floorspace	147,195 sqm (site-wide, on all Blocks)
Ownership/promotor	Oval Real Estate
Tenure	Freehold, across the site.
Other Interests	None
Delivery Timescales	Blocks A & D: 5-10 years, Blocks B, C and E-J: 10-15 years.
Investment Type	Occupiers sought for all Blocks.
Contact	Will Parry, Head of Investment, Oval Real Estate, wp@ovalrealestate.com





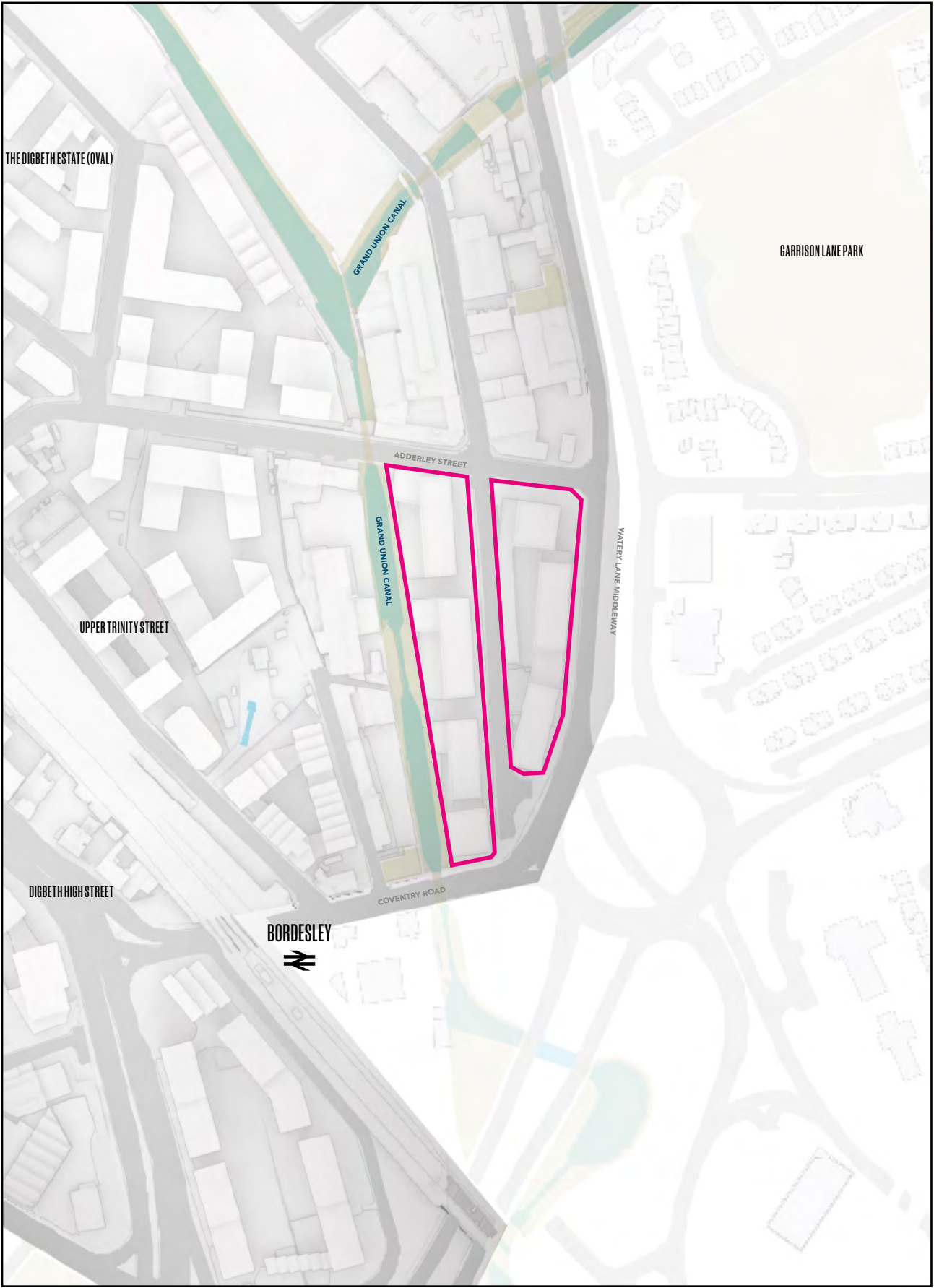
Computer generated image showing The Digbeth Estate (Oval)





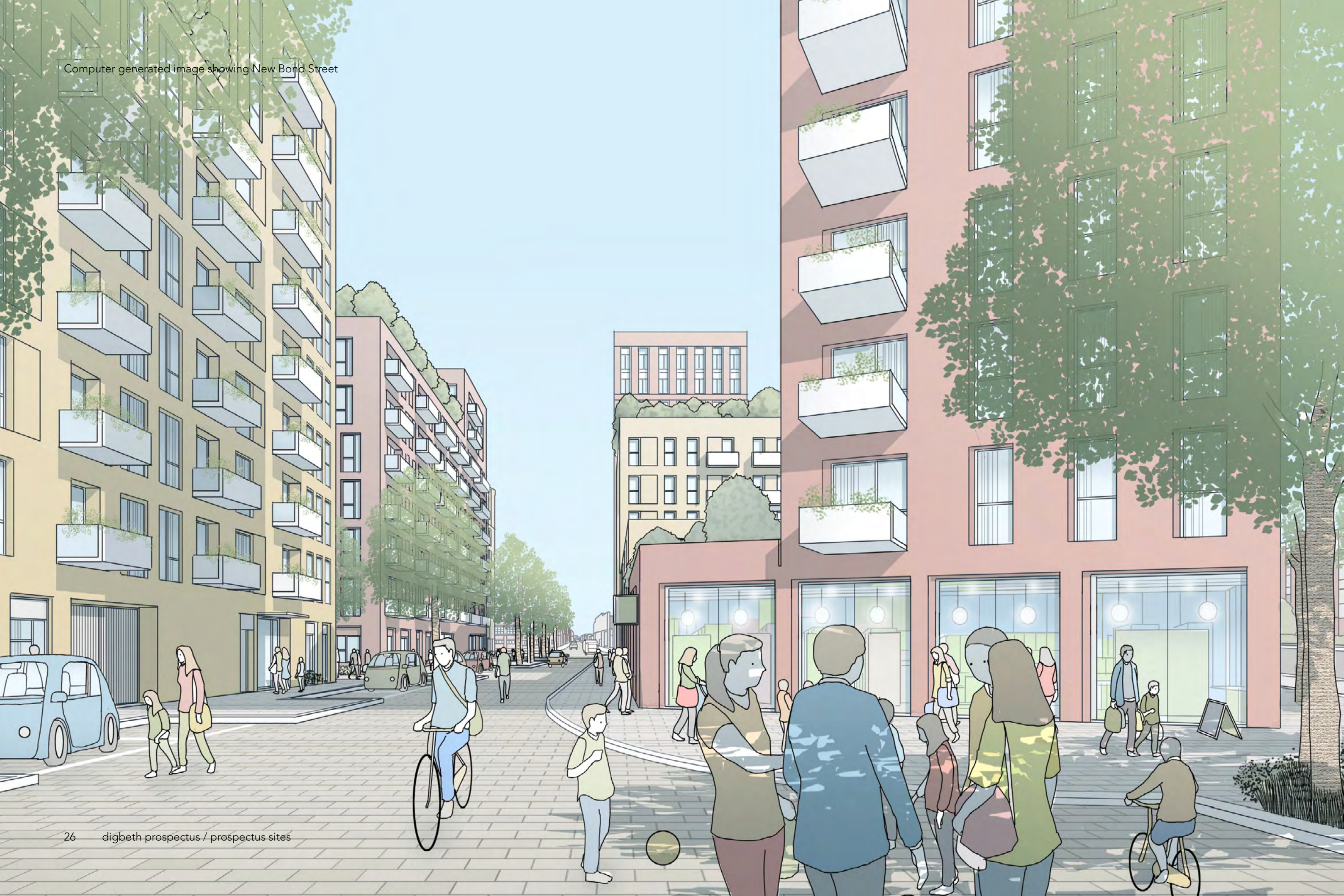
# New Bond Street

Location	Land off New Bond Street, south of Adderley Street
Size	1.3ha
Existing Land Use(s)	Industrial and storage uses
Digbeth Context, Character, Community & Culture	<p>Adjacent to the Digbeth Branch Canal and Watery Lane Middleway, within walking distance to the proposed HS2 Curzon Street Station and Birmingham Eastside Tram Extension.</p> <p>The site is opposite the canal from Pat Benson Boxing Academy and A3 Project Space creative hub.</p>
Development Potential	Significant residential led development opportunity, with frontage to the Grand Union Canal.
Planning Status	Outline planning (Ref: 2021/02919/PA).
Key Infrastructure	The site adjoins the Grand Union Canal, where enhancement and activation is supported, and Middleway, where improved connectivity into Garrison Park is also supported, both in the OFC:CBF and emerging BLP.
Policy Status	The emerging BLP will inform future development on the site, alongside superseding the adopted BDP, which currently applies.
Potential Uses	Planning consent granted in 2023 for a residential-led mixed-use scheme, including up to 762 dwellings, up to 2,289 sqm of commercial floorspace (Use Classes E and/or F1, and/or drinking establishments).
Housing Units	Up to 762
Commercial Floospace	Up to 2,289 sqm
Ownership/promotor	Homes England
Tenure	Freehold
Other Interests	Temporary tenancies on short term leases
Delivery Timescales	5-10 years
Investment Type	Development partner sought
Contact	Sara Eustace, Senior Planning and Enabling Manager, Homes England Sara.Eustace@homesengland.gov.uk





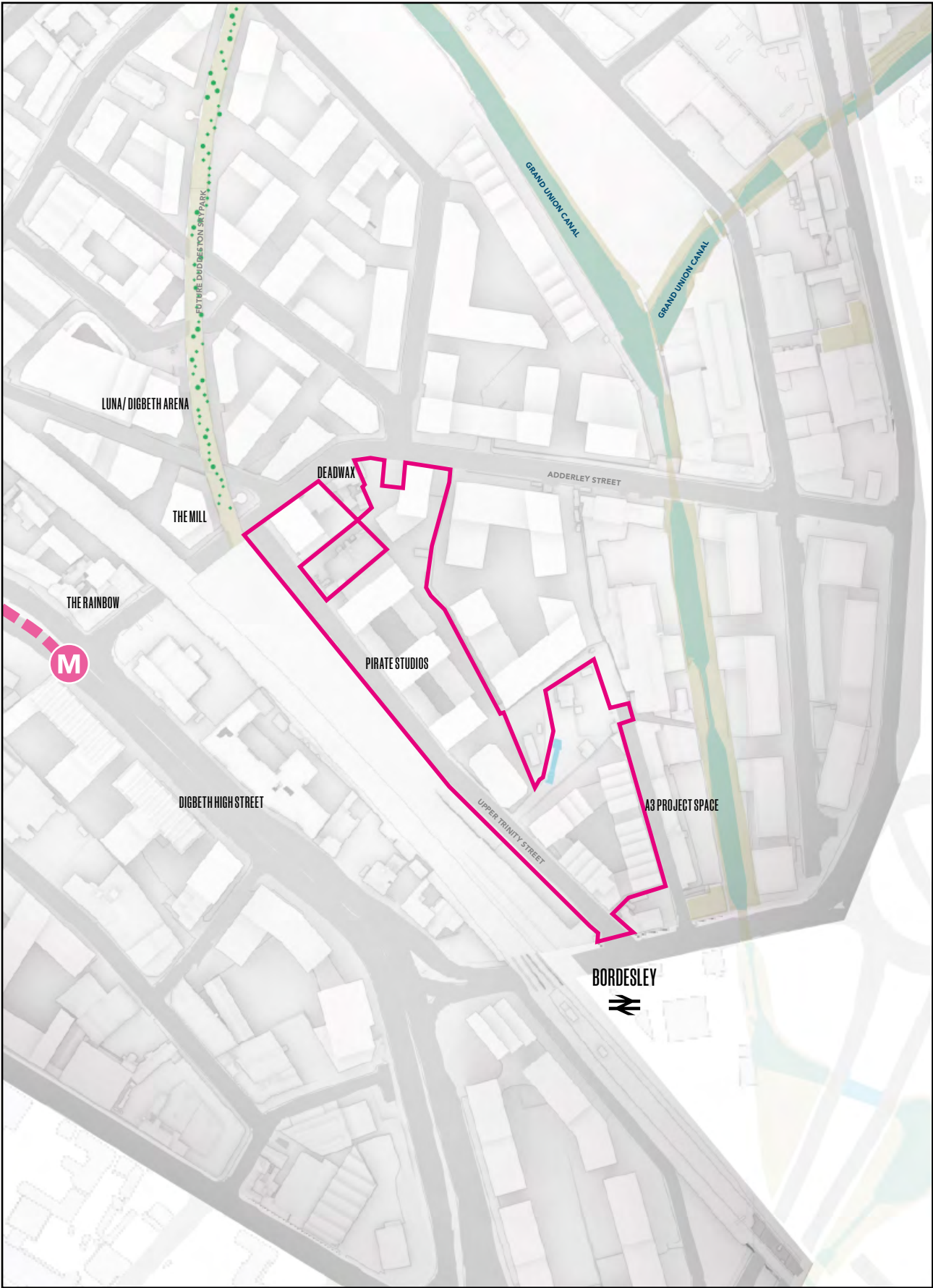
Computer generated image showing New Bond Street





# Upper Trinity Street

Location	Land off Upper Trinity Street/Adderley Street
Size	2.6ha
Existing Land Use(s)	Industrial, partially vacant.
Digbeth Context, Character, Community & Culture	<p>This site is close to MasterChef studios as well as the Custard Factory and well sited in readiness for the terminus of the Metro Eastside Extension and the associated public realm improvements to Digbeth High Street.</p> <p>Upper Trinity Street is home to specialist production and rehearsal facilities Pirate Studios and Spaghetti Studios, while the A3 Projects Space creative hub lies behind on Bowyer Street. Music venues The Mill, Deadwax, The Rainbow and Luna/Digbeth Arena are all near the north of the site. The Museum of Youth Culture is planned to be based at the Upper Trinity Street site.</p>
Development Potential	Potential for place-led, urban housing, retail, leisure and hotel accommodation in this key part of the city. This will include a range of event, work and creative spaces that reflect, retain and enhance the unique character and heritage of Digbeth. An opportunity to enrich Digbeth through a new creative, cultural and commercial space in the lower floors, with residential uses located above.
Planning Status	Full planning (Ref: 2023/02759/PA)
Key Infrastructure	The site is at the southern end of the Duddeston viaduct SkyPark, a new, linear green park planned to stretch across Digbeth to the northern terminus at Warwick Bar (as identified in the emerging BLP and OFC:CBF).
Policy Status	The emerging BLP will inform future development on the site, alongside superseding the adopted BDP, which currently applies.
Potential Uses	Residential-led, mixed-use commercial development and public realm/open space features.
Housing Units	945, as well as consent for a 133-bed hotel
Commercial Floospace	76,224 sqm GIA
Ownership/promotor	Owned by Trinity (CW) LTD and promoted by Cole Waterhouse LTD
Tenure	Freehold
Other Interests	N/A
Delivery Timescales	5 years
Investment Type	Development partners, investments partners and occupiers all sought
Contact	Christopher Home, Associate Development Manager, Cole Waterhouse chris@colewaterhouse.co.uk and Damianf@colewaterhouse.co.uk 0161 464 7395





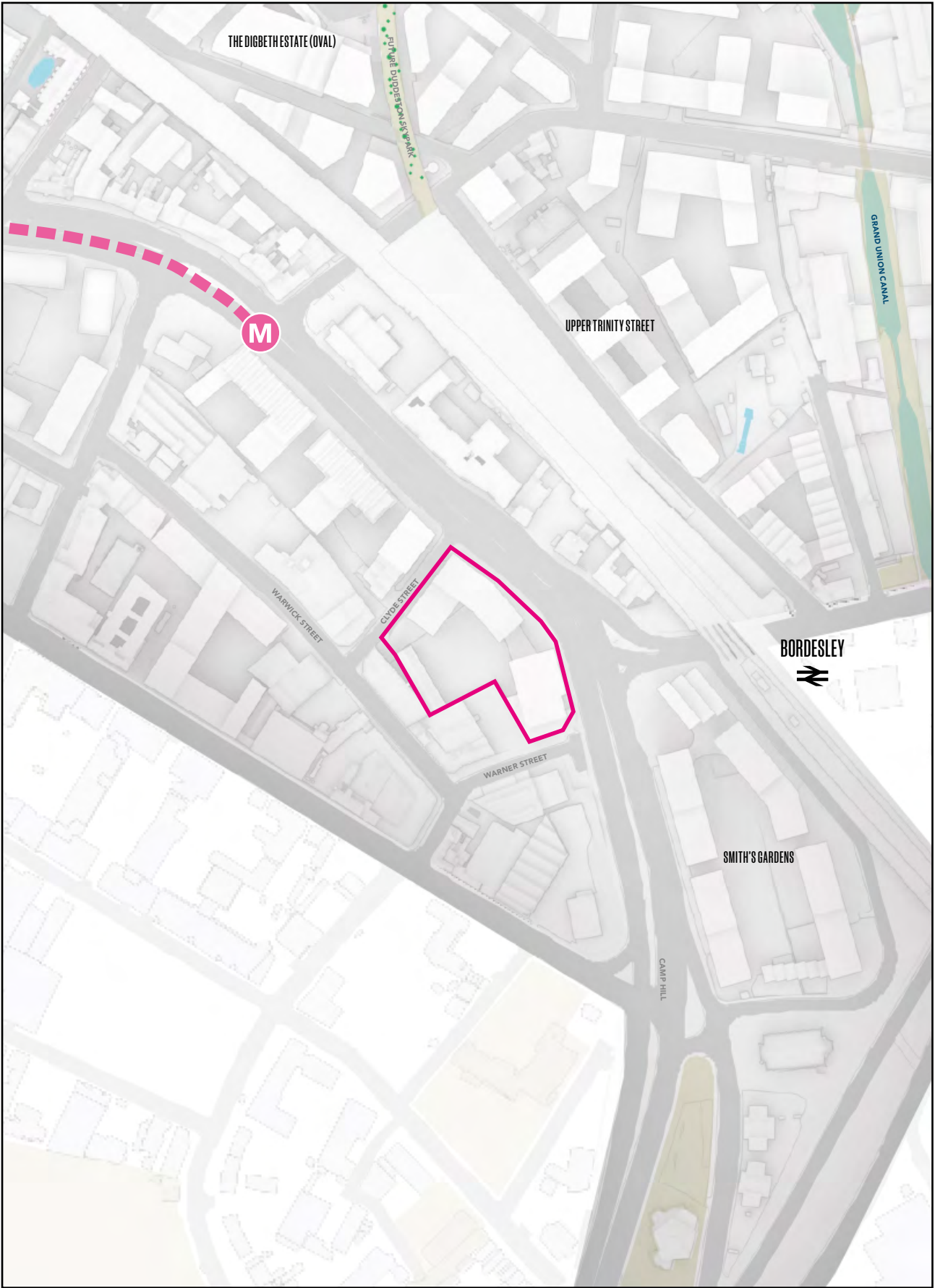
Computer generated image showing Upper Trinity Street





# Digbeth High Street, Clyde Street

Location	Land off Digbeth High Street/Clyde Street/Warwick Street
Size	0.5ha
Existing Land Use(s)	Vacant/Storage.
Digbeth Context, Character, Community & Culture	<p>Opposite the Camp Hill Gardens development and Bordesley Train Station, and a block away from the planned terminus of the Metro Eastside Extension at Digbeth High Street.</p> <p>A block away from Pirate and Spaghetti Studios for music and film/TV as well as The Rainbow live music venue and the A3 Project Space photography and artistic studios.</p>
Development Potential	This development is situated at the gateway to Digbeth High Street and is set to transform this part of the city. This mixed-tenure city living project of 481 new homes is walking distance from the city centre and benefits from excellent public transport links. This, alongside a 100% active frontage to the High Street, enhanced public realm, a pocket park for residents and a mix of 1, 2 and 3 bed family homes promise to create a sustainable, vibrant community in the heart of Digbeth.
Planning Status	Full planning (Ref: 2023/07135/PA) – subject to Section 106 agreement.
Key Infrastructure	Near to the terminus of the planned Metro Eastside Extension.
Policy Status	The emerging BLP will inform future development on the site, alongside superseding the adopted BDP, which currently applies.
Potential Uses	Residential led, mixed use development
Housing Units	483
Commercial Floospace	718 sqm
Ownership/promotor	Latimer Developments Limited
Tenure	Freehold
Other Interests	None
Delivery Timescales	4 years
Investment Type	Seeking occupiers for the ground floor commercial space.
Contact	Tom Webber, Regional Development Director, Latimer by Clarion Housing Group 07971715324





Computer generated image showing Digbeth High Street, Clyde Street





# Digbeth Strategy, Regeneration and Investment Timeline

Investment		25	26	27	28	29	30	31	32	33	34	35	
Underlying guidance and policy													
-	Birmingham Local Plan (inc. Policy GZ12 Digbeth)	Preferred Options Stage	Publication & Submission	Examination & Adoption									
-	Digbeth Masterplan		Production	Adoption									
-	Review of Conservation Area Appraisals		Review	Adoption									
Planned Infrastructure and Public Realm Improvements													
£1-1.3bn	Midlands Rail Hub	Outline Business Case	Rail station, junction and line improvements						Completed				
£25m	Digbeth Active Travel and Streets		Full Business Case	Construction					Completion				
£50m	Moor Street Gateway	Outline Business Case	Full Business Case	Construction							Completion		
£724m	High Speed 2 Curzon Street Station	Under construction				Earliest completion				Latest completion			
£2.6bn	Metro Eastside Extension	Track laying				Earliest operation				Latest operation			
Other Major Nearby Schemes													
£2-3bn	Birmingham Sports Quarter	Planning and Site Development					Complete						
£2.8bn	Smithfield	Hybrid Planning, Compulsory Purchase Order & Commencement	Phase 1 Construction			New Markets Open	Later Phases Construction				Complete		
£3bn	Birmingham Knowledge Quarter	Delivery of the Aston 2030 Strategy					Development of the Birmingham Innovation Precinct					£3bn GDV achieved	
TOTAL: Up to £11.4bn													







# The Council's Role in Site Delivery

## Leadership

Growth is the key to the prosperity of the city, as well as the Council's future financial and service security. Digbeth is supported by the Council's leadership, the regionwide growth agenda and the city's approved area policy and strategy. The Digbeth Growth Zone and Digbeth are a key spatial priority in the emerging Economy and Place Strategy, critical to the city's growth. Once adopted, the Birmingham Local Plan will be the main force shaping development in the city, setting the policies and ambition that will lead delivery toward a city-wide vision for the betterment of all residents.

## Stakeholder Support

Unlike other areas of the city, the City Council is not a major landowner in Digbeth, but it remains a key facilitator, bringing together statutory bodies, public organisations, charities, and the private sector. Established stakeholder groups in Digbeth include the Digbeth Regeneration Board, the Digbeth Developer and Landowner Forum, and the Digbeth Community and Culture Forum who all represent important stakeholders to include in the decision-making processes that shape the area.

The Council is also exploring with these stakeholder groups ideas for improved community and organisational stewardship in Digbeth to help create a safer, lighter, better connected and vibrant streetscape for residents and businesses alike, helping inform business-led efforts toward the establishment of a Business Improvement District (BID) in Digbeth. Transformation in the area will be best achieved with the involvement of all the people and groups invested in Digbeth's future.

## Site Delivery

The City Council has a strong track record of collaboration in Digbeth. Using Compulsory Purchase Order (CPO) powers and working with our delivery partner Lendlease to an original Masterplan, the Council is facilitating the delivery of nearby Smithfield, including £137.7 million in Enterprise Zone funding. The Council commits to continue to work with experienced developers with a track record of delivering quality placemaking, as well as affordable homes.

## Funding

Public funding is key to unlocking growth in Digbeth. The Bond and Typhoo Tea factory in Digbeth were both unlocked with the help of Enterprise Zone and Local Growth funding, which is overseen by the Council's Enterprise Zone Partnership Board. Curzon Gateway & Digbeth will continue to be an area of focus for future investment to support the delivery of new commercial floorspace, cultural facilities and wider infrastructure.

Much of the Digbeth area, including several sites identified within this Prospectus, have Enterprise Zone status where business rates can be retained and reinvested to support economic growth until 2045. From this, more than £50m in capital spend had been earmarked for investment in improving Digbeth's public realm and active travel connections since 2019.

The Council is part of the new Strategic Place Partnership for the city, along with WMCA and regional development partners, collectively working toward shared ambitions to transform derelict brownfield land into thriving communities and places through a £400m funding package.

## Strategic Framework

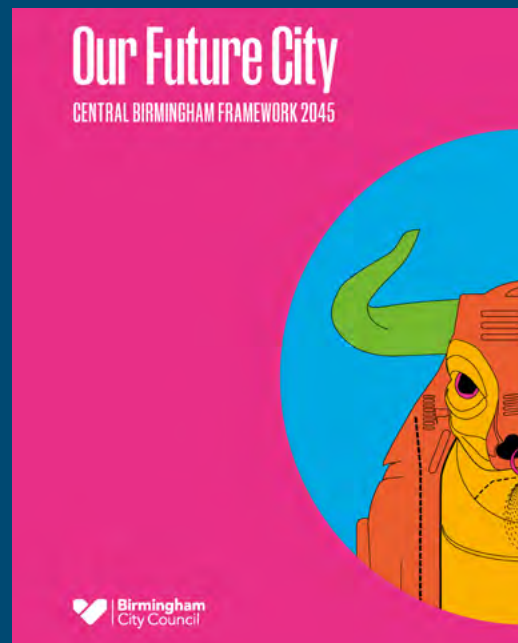
The Council provides the strategic regeneration and planning policy framework supporting development in Digbeth. These strategies will help unlock growth at greater densities in appropriate areas while retaining that which gives the area its unique historical character and cultural focus, alongside helping maximize the area's blue and green infrastructure.

The Council is also working toward a programme of master planning for many areas of the city - including a masterplan for Digbeth - aligned to the emerging Birmingham Local Plan. This will provide greater planning clarity and certainty to investors on the comprehensive vision for the area. This will also account for and align with many of the aspirations in the community-produced Digbeth Cultural Action Plan.



## Setting the Ambition

The Council provides the strategic regeneration and planning policy framework supporting development in Digbeth, comprising:



### Our Future City: Central Birmingham Framework 2045

This document establishes the development case for investment in Digbeth by envisioning accelerated growth across the area through 10,000 homes, many new jobs, boosting creative sector, and promoting public realm transformation to improve the area's connectivity, liveability and sustainability.



### Birmingham Development Plan (2017)

The Digbeth Quarter is identified under policy GA1.3 of the adopted Birmingham Development Plan as a creative and cultural hub, with the objective of delivering ambitious growth whilst supporting the area's distinctive characteristics, communities and environmental assets. Several enterprise sites are identified to support its growth.



### Birmingham City of Nature (2022)

This plan looks at the next 25 years to build an improved, fairer, and greener city with nature, people, and the planet at the forefront of decision-making and the inclusive growth agenda. The circular economy and new ways of collaborative working will help deliver a £2.5 billion uplift in natural capital value across the city over the plan period of 25 years, including the many areas of green and blue infrastructure through Digbeth.



### Birmingham Local Plan Preferred Options Document (Emerging)

Digbeth is within the Digbeth Growth Zone in the emerging Birmingham Local Plan and is a core component in the delivery of the city's housing needs. This growth zone enshrines support for 10,000 homes over the plan across seven allocated sites, while also supporting complimentary uses, co-located employment and residential uses (including affordable workspaces), convenience retail and canalside activation. It also identifies a list of key infrastructure requirements to improve the areas in between sites through contributions.

The document is due to go out to a second preferred options stage in late 2025 with adoption planned for September 2027.



# Setting the Ambition

The Council's strategy outlines a several transformational projects in Digbeth in proximity to the Prospectus sites:



### The Low Line

Opening up a new retail, restaurant and leisure destination within the existing railway arches which span the night-time economy areas in Digbeth.



### Duddeston SkyPark

The disused Brunel Duddeston Viaduct, built in the 1800s, has been a prominent yet undiscovered asset of Digbeth. We want to bring it to life: transforming it into Duddeston Sky Park. This will be a 400m public sky park and walking route, punctuated by seating areas, access points, and look-out platforms across the city skyline.



### Blue Infrastructure: Canals and River Rea

The rivers and canals in Digbeth are to be revitalized through reactivation and re-naturalisation, improving the environment around the River Rea and the three canals to create new waterfront living, leisure and entertainment spaces, as well as safe and sustainable commuting routes into the city centre and Birmingham Knowledge Quarter.



# Enquire Today

The time to invest in Digbeth is now. These sites offer an opportunity to claim a stake in what is the most promising and exciting development area in any city centre in the UK. Digbeth already has a wealth of established organisations with character, arts and identity. It is fast emerging as a regionally anchored and internationally connected film, TV and media hub. Next door to HS2, the country's largest

rail infrastructure project in decades, and the second ever UK high speed line, it couldn't be better positioned to benefit from the UK's future macro-economic growth.

Speak to our development team at the Council and our development partner contacts to learn more about these development and investment opportunities.



# Appendices

## Summary Table of Sites

All the Prospectus sites are summarized below. Typhoo Wharf is split into six development blocks while the Digbeth Estate is split into ten, but both still represent a wider area of comprehensive development, as detailed in the Sites List above.

Site Name	Size (ha)	Housing	Commercial Floorspace (Sqm)	Delivery Timescales (Years)	Promoter	Investment Type
Montague Street and Warwick Bar	6	900-1,200 (TBD)	TBD	5-10	Homes England	Development and invetment partners
Belmont Passage	1.29	TBD	TBD	5-10	Homes England	Development partners
New Bond Street	1.3	Up to 762	Up to 2,289	5-10	Homes England	Development partners
Fazeley Street, Warwick Bar	1.12	-	TBD	3-4	Homes England	Development and investment partners
Garrison Circus	1.4	546	851	4	SAMA Investments Group	Develpment partners, investments partners and occupiers
Digbeth High Street, Clyde Street	0.5	483	718	4	Latimer development Ltd	Occupiers
Brickworks Canalside	0.14	85	-	2	SAMA Investments Group	Development partners, Investment partners and occupiers
Upper Trinity Street	2.6	945	76,224	5	Cole Waterhouse	Development partners, investments partners and occupiers

Site Name	Size (ha)	Housing	Commercial Floorspace (Sqm)	Delivery Timescales (Years)	Promoter	Investment Type
<b>Typhoo Wharf</b>						
Phase 1	3.25	1,000	75,000	<10	Stoford	Investment partners and occupiers
Phase 2	2.19	1,050	8,000	10-15		
Phase 3	0.93	TBD	TBD	<15		
<b>The Digbeth Estate</b>						
Block A - The Wilds	0.43	0	12,859	5-10	Oval	Occupiers
Block B - 93-96 Floodgate Street	0.67	0	18,124	10-15		
Block C - Rea Studios and land adjoining River Street	1.87	71	28,845	10-15		
Block D - Fazeley Studios	0.61	-	2,586	5-10		
Block E - The Bond	1.6	164	17,282	10-15		
Block F - Floodgate Street	1.67	117	23,874	10-15		
Block G - Custard factory	1.47	40	26,125	10-15		
Block H - Heathmill Lane	0.55	95	2,520	10-15		
Block I - Progress Works	0.53	-	8,875	10-15		
Block J - Trinity Street Carpark	0.68	94	3,105	10-15		
<b>TOTALS</b>		6,652 homes	310,527 sqm			



# Planning Strategy and Policies Directory

## Adopted Plans or Strategy

- [Birmingham Development Plan \(2017\)](#)
- [Birmingham Design Guide SPD \(2023\)](#)
- [Bordesley Park Area Action Plan \(2020\)](#)
- [Warwick Bar Conservation Area Appraisal and SPD](#)
- [Digbeth, Deritend and Bordesley High Streets Conservation Area Appraisal and SPD](#)
- [Birmingham City of Nature Plan \(2022\)](#)

## Emerging Plans or Strategy

- [Birmingham Local Plan](#)
- [Historic Environment SPD](#)

See the summary table of sites at the back of this Prospectus for detail on the size and scope of each plot. Development sites are at different planning stages, and so figures for housing units, commercial floorspace and delivery timescales are given as indicative, either based on approved plans, or other analysis, including the Council’s Housing and Employment Land Availability Assessment (HELAA) 2024. These may be subject to revision as the planning and development process progresses.

This Prospectus includes image contributions from the Digbeth community and our developer and landowner partners.

## Image Credits

Page	Image Type	Caption	Artist/Source
1	Digbeth graffiti mural	Graffiti Birmingham Bull	Mose78 (@Mose78uk)
2	Photograph	Digbeth night scene	Damien Walmsley
3	Digbeth graffiti mural	Graffiti of woman	Just (@justinsola)
4	Digbeth heritage asset	Arched door detail	Birmingham City Council
4	Photograph	Ballerina in front of grafittied wall	Jimmy C (akajimmyc)
5	CGI	Digbeth 2045 aerial CGI	Howells
5	CGI	Annotated Digbeth 2045 aerial CGI	Howells
7	Photograph	Digbeth cultural placemaking community event	Irina Mackie
8	CGI	HS2 Entrance CGI	HS2
8	Photograph	Canal, Digbeth	West Midlands rail executive
8	CGI	Midlands Rail Hub	MMA
8	CGI	Moor Street Gateway	Birmingham City Council
8	CGI	Eastside Tram Extension	Midlands Metro Alliance
9	Photograph	Peaky Blinders mural, Digbeth	Mr Murals (@MrMurals)
11	Photograph	The bond, Fazeley Street, Digbeth	Birmingham City Council
11	Photograph	Night photograph	Damien Walmsley
12	CGI	BBC, Typhoo Wharf	Stoford/BBC
12	CGI	Typhoo Wharf	Stoford/BBC
12	CGI	Garrison Gateway	SAMA
12	CGI	New Bond Street	Homes England
12	CGI	The Digbeth Estate (Oval)	Oval Estate
15	CGI	Typhoo Tea Factory and Wharf	Stoford/BBC
20	CGI	Garrison Circus	SAMA
22	CGI	Brickworks Canalside	SAMA
24	CGI	The Duddeston Viaduct SkyPark and the Digbeth Estate	Oval Estate
26	Illustration	Illustrated street scene	Allies and Morrison
28	CGI	CGI of Upper Trinity Street	Cole Waterhouse
30	CGI	Digbeth High Street, Cylde Street	Latimer Developments Ltd
32	Photograph	Digbeth street scene	Damien Walmsley
35	CGI	Bordesley Viaduct	Oval
35	CGI	Duddeston SkyPark	Oval
35	CGI	River Rea CGI	Dandara
35	Photograph	Digbeth night scene	Tom Bird



# Key Contacts

James Hoskinson, Principal Development Officer and area lead for Digbeth

[james.hoskinson@birmingham.gov.uk](mailto:james.hoskinson@birmingham.gov.uk)

## Disclaimer

Development sites are at different planning stages, and so figures for housing units, commercial floorspace and delivery timescales are given as indicative, either based on approved plans, or other analysis, including the Council's Housing and Employment Land Availability Assessment (HELAA) 2024. These may be subject to revision as the planning and development process progresses. CGIs and modelling in the Prospectus are also indicative, and similarly may be subject to change.

