



For Sale

Bakers Lane Moorings, Bakers Lane, Solihull, West Midlands B93 8PT

Freehold income producing marina and land in idyllic location



Boundary lines are for indicative purposes only and not to be relied upon

Highlights

- Fully let 22 berth off line Marina
- Set in approximately 4 acres or thereabouts
- Idyllic location in Knowle, Solihull, accessed directly from sought after Bakers Lane
- Currently producing a conservative gross income of £53,900 per annum
- Significant rental growth potential with an ERV of circa £93,000 per annum
- Rare life style investment opportunity with huge potential
- Same ownership for 19 years

Offers in excess of £600,000



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Location

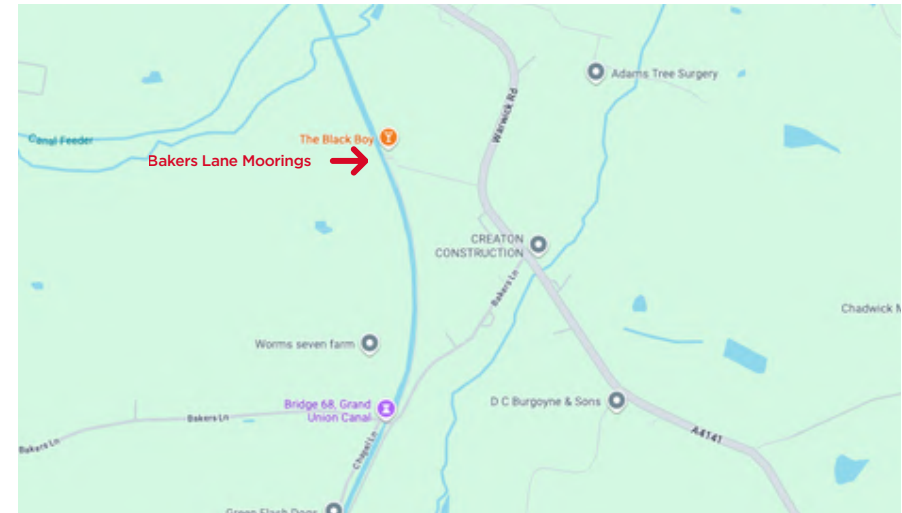
Accessed via a tree lined driveway directly from the much sought after Bakers Lane, the marina occupies an idyllic countryside spot yet close to amenities and road networks. This off line Marina and land sit adjacent to The Black Boy public House and Grand Union Canal.

Knowle is a highly regarded and desirable village, superbly positioned on the edge of open countryside while offering an exceptional range of amenities and excellent connectivity. Steeped in character, the village is renowned for its period architecture, attractive half-timbered buildings, and historic Parish Church, creating an appealing blend of traditional charm and contemporary convenience.

The village centre provides an excellent selection of independent shops, cafés, restaurants, and everyday amenities, complemented by a strong choice of highly regarded educational establishments. Knowle is home to an excellent infant and junior school, together with Arden Academy, widely recognised as one of the leading state secondary schools in the country.

The nearby town of Solihull offers an extensive range of retail, leisure and cultural amenities, including Touchwood shopping centre, John Lewis, a wide selection of restaurants and bars, and a cinema.

For those requiring access to the wider region, Knowle is particularly well positioned for the M42 and M40 motorways, providing convenient links to the M1, M5 and M6 and onward connections to Birmingham, Coventry and London. Birmingham International Airport and railway station, together with Resorts World and the NEC, are also readily accessible, making Knowle an attractive location for both private and professional occupiers.



Description

This rare opportunity comprises a 22 berth off line marina on the Grand Union Canal set in approximately 4 acres of landscaped grounds. The site benefits from a right of way access via a tree lined driveway directly off Bakers Lane. Existing pathways bound the land to the west and a public footpath provides pedestrian access to The Black Boy public house and Grand Union Canal bridge 69.

The marina itself comprises 22 berths, with an access boardwalk, footbridge and substantial and rare barge turning area. There are electricity access points to each berth and existing vehicular access from the driveway to the marina entrance.

The additional land is mainly grassed with a large number of English trees recently planted and a gravel roadway leads along the west boundary of the land.

Tenancies

Each berth is currently let at a conservative rent of £2,450 per annum. The annual gross income is therefore £53,900.

Industry averages across the West Midlands demonstrate rates at circa £4,450 per berth per annum, demonstrating significant rental growth potential .

The vendor has a substantial waiting list which can be passed on to the successful purchaser.



Further Information

Site Area

The site extends to approximately 4 acres (1.65 hectares) or thereabouts. The agents have not formally measured the site and, therefore, purchasers should rely on their own checks in this regards.

Tenure

Freehold, subject to the existing tenancies.

VAT

We are advised that VAT is not applicable.

Price

Unconditional offers in excess of £600,000 are invited for the Freehold interest.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering (AML)

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