

# FOR SALE



**Freehold former guest house & holiday let  
investment opportunity**

Redlands, Church Lane, Bickenhill, Solihull B92 0DT

OFFERS BASED ON:

**£975,000**



## KEY FEATURES

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Substantial 4 bedroom former guest house ( 2,885 sq. ft.) set in 0.5 acre.

9 holiday chalets set within the grounds.

Excellent rental potential.

Large mature gardens.

Further development potential ( subject to consent).

Ideally located for access to the airport & NEC.

Double garage and ample driveway parking

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**OFFERS BASED ON £975,000 ARE SOUGHT FOR THE FREEHOLD INTEREST WITH VACANT POSSESSION.**





## LOCATION

Redlands is conveniently located in the small hamlet of Bickenhill, offering excellent transport links to major motorways, rail connections, and the nearby airport. Resorts World is within walking distance & the property's location allows it to take advantage of visitors to the NEC, airport, resort World and more.

Bickenhill is a village in the civil parish of Bickenhill and Marston Green, in the Metropolitan Borough of Solihull and is located south of the A45 road. The Church of England parish church of St Peter is Norman and was built in 1140. The village is surrounded by open greenbelt countryside yet is well placed for the M42 and M6 which leads to the Midlands motorway network, centres of commerce and culture, the NEC, International Airport and railway station. Balsall Common and Hampton-in-Arden are neighbouring villages, whilst Solihull, Knowle and Kenilworth provide further and more comprehensive local amenities.

## DESCRIPTION

Redlands comprises a large 4 bedroom detached house (formerly trading as a guest house) set in 0.5 acre of mature landscaped grounds. It can easily be reinstated as a guest house and benefits from 9 holiday chalets within the grounds that re let to visitors of the nearby NEC, Resor Worlds and Airport through major letting portals such as Airbnb and Trivago. The property is approached via a substantial driveway with double garage and separate side access to the rear gardens and holiday chalets.





## ACCOMMODATION

Main house – 2 sizeable reception rooms, breakfast kitchen, 4 bedrooms, family bathroom, two large conservatories.

Grounds – 9 separate self-contained holiday chalets , each with bedroom, bathroom & tea/coffee making facilities.

External – Large front driveway and double garage.

## TENURE

Freehold

## RATEABLE VALUE

£6,400 ( 1 April 2023 to present)

## EPC

Available upon request

## SERVICES

We have been informed that all mains' services are connected to the site, but prospective purchasers should still make their own independent enquiries as to the suitability of the services for their requirements

## PRICE

Offers based on £975,000 are invited for the Freehold interest with vacant possession.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## LEGAL COSTS

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

## VAT

We are advised that VAT is not applicable.





# CONTACTS

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