

**BY DIRECTION OF THE FREEHOLDERS
AVAILABLE DUE TO RELOCATION OF THE TENANT**

R/27957

A LONG ESTABLISHED TRANSPORT YARD FACILITY

**COMPLETE WITH WORKSHOPS, OFFICES, DRIVER FACILITIES
AND A DETACHED HOUSE FOR REFURBISHMENT**
KNOWN AS

**THE HOLLIES YARD TAMWORTH ROAD OVER WHITACRE
COLESHILL B46 2LJ**



SITE AREA: 1.598 ACRES (0.646 Ha) or thereabouts

**OFFERED FREEHOLD WITH VACANT POSSESSION
EXISTING OPERATORS LICENCE FOR 30 VEHICLES & 21 TRAILERS
POTENTIAL FOR ADDITIONAL DEVELOPMENT OR REDEVELOPMENT
INCLUDING RESIDENTIAL ,CONNECTIONS TO M6, M6T, M42 APPROX. 10+
MINUTES DRIVE
FULLY ENCLOSED AND GATED FACILITY**

OFFERS: £1,950,000.00 (EXCL. VAT AS MAY BE APPLICABLE)

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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

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A long established transport yard facility complete with fitted maintenance workshops, administrative offices and drivers' amenities.

This property has much potential for either additional development or full redevelopment and previous informal discussions with the local Planning Authority have indicated that a residential redevelopment scheme in principle would be favourably considered.

The Hollies Yard is fully enclosed, fenced and gated with an access point from Tamworth Road (B4098) and is within five minutes drive of the town of Coleshill and within 10+ minutes drive in clear traffic, of connections with the M6, M6T/M42 motorways and A446, providing links to the A38 and A5.

The Yard is surfaced and the previous occupier had an operators licence for 30 vehicles and 21 trailers.

Additionally there is ample room for staff vehicle parking, in a separately allocated area and to the rear of the existing building.

The existing building is of conventional steel framed construction and encloses a total gross internal area of 6,547 sq. ft (608.2 sq.m.) or thereabouts.

The building is currently partitioned to provide two self contained workshop bays, offices and amenities.

The principle workshop bay is fully fitted as a vehicle maintenance facility and includes an inspection pit, 3 phase electricity, overhead oil fired space heater, overhead high bay lighting, plus an enclosed storage facility and a steel framed mezzanine storage floor.

The second bay has principally been used for storage, and again, is complete with concrete floor, overhead high bay lighting, plus a timber decked mezzanine storage floor constructed upon a steel frame.

Both bays are accessed through high doorways fitted with steel roller shutter doors.

Attached to the workshops is a fully fitted administrative office facility appropriately appointed complete with electrical power and light circuits and oil fired wet radiator perimeter heating system.

This administrative facility includes full WC/wash facilities, a general office area, fitted kitchen, private office and meeting room.

At a lower level there are staff amenity areas and further WC/wash facilities, all appropriately fitted.

Also within the site are two external storage buildings of traditional brickwork construction.

Adjacent to the entrance to the site, is a detached residence occupied until recently and being complete with forecourt parking, plus side garage, together with an enclosed rear garden area. This house has a total gross internal area (excluding garage) of approximately 1700 square feet (157.7 sq.m.) or thereabouts.

This house is capable of producing after refurbishment, a desirable and well located residence, or alternatively, it could be converted (subject to consent) to uses associated with the principle transport yard facility.





GENERAL INFORMATION

1. VENDORS
THE TRUSTEES OF THE BENTONS HAULAGE LTD
EXECUTIVE PENSION SCHEME AND BENTONS PROPERTY
HOLDINGS LTD
2. TENURE
THE PROPERTY IS OFFERED FREEHOLD WITH VACANT
POSSESSION FOLLOWING CASH COMPLETION OF AN
AGREED TRANSACTION
3. SERVICES
THE PROPERTY IS COMPLETE WITH MAINS ELECTRICITY
AND WATER CONNECTED. DRAINAGE IS TO A PRIVATE
SEPTIC TANK FACILITY
4. RATING ASSESSMENT
THE YARD FACILITY HAS A CURRENT RATEABLE VALUE
ON THE 2026 LIST OF £43,770. THE RATES PAYABLE IN
THE YEAR 2026 – 2027 ARE APPROXIMATELY 48% OF THE
RATEABLE VALUE. THE RESIDENCE KNOWN AS
THE HOLLIES, HAS A CURRENT COUNCIL TAX BAND OF F
5. ENERGY PERFORMANCE
CURRENT CERTIFICATES UNDER THE ENERGY ACT 2011
HAVE BEEN APPLIED FOR AND ARE AWAITED
6. VIEWING
PLEASE CONTACT THE AGENTS
(RICHARD CALDER 07860 608521)
richard@calderssurveyors.com
7. LOCAL AUTHORITY
North Warwickshire Borough Council
Council House
South Street
Atherstone
CV9 1DE
Tel.: (01827 715341
Email: northwarks.gov.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk



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07860608521

caldersurveyors.com

Client: **Bentons Property Holdings Ltd**

Project: **The Hollies Yard, Tamworth Rd B46 2LH**

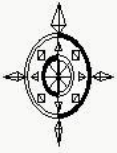
Title: **Site Plan**

Scale: 1:1250 @A4

Drawn By: rdc

Date: 26 Feb 2026

Drawing No:



Botts Green

BOTT'S GREEN LANE

POUND LANE

B4098

B4176

BRAY BANK

B4114

Furnace End

Ye Olde Station Guest House

MILL BANK

COLESHILL ROAD

B4114

Promap
LANDMARK INFORMATION GROUP

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Client: **Trustees Bentons Haulage EPS**
Project: **Hollies Transport Facility B46 2PJ**

Title: **regional location**

Scale: 1:250000 @A4
Drawn By: rdc

Date: 20 Feb 2024
Drawing No: