CALDERS

CHARTERED SURVEYORS
PROPERTY CONSULTANTS

BY DIRECTION OF THE FREEHOLDERS **R/27957**
AVAILABLE DUE TO RELOCATION OF THE TENANT

A LONG ESTABLISHED TRANSPORT YARD FACILITY (WITH RESIDENTIAL REDEVELOPMENT POTENTIAL)

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
PREVIOUS OPERATORS LICENCE FOR 30 VEHICLES & 21 TRAILERS
POTENTIAL FOR ADDITIONAL TRANSPORT DEVELOPMENT
EASY CONNECTIONS TO M6, M6T, M42 APPROX. 10+ MINUTES DRIVE
FULLY ENCLOSED AND GATED FACILITY

OFFERS: £1,950,000.00 (or may let £155,000 pa)
Net of any applicable vat

TELEPHONE: 01827 61144 **FACSIMILE: 01827 310820**

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
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All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.

RICS
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STAFFORDSHIRE B79 7HL
E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

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 mainly 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.

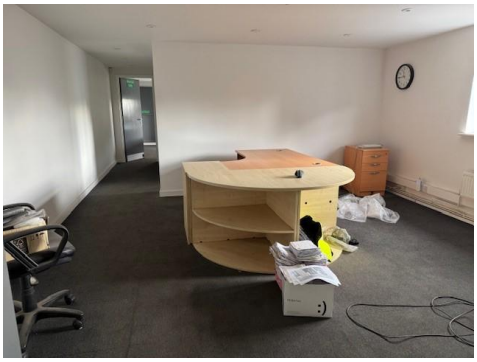
At a lower level there are staff amenity areas and further WC/wash facilities, all appropriately fitted.

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

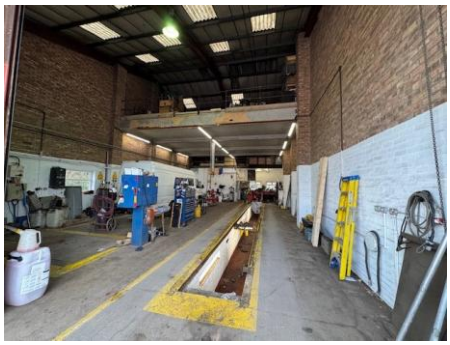
Adjacent to the entrance to the site, is a detached residence and being complete with forecourt parking, plus side garage, together with an enclosed rear garden area. This house has a total gross internal area (excluding garage) of approximately 1700 square feet (157.7 sq.m.) or thereabouts.

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.














BENTONS HAULAGE
Culligan










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. A letting will exclude The Hollies house.
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 MAIN BUILDING GRADE E. STORAGE BUILDING GRADE D
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 www.northwarks.gov.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

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No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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

Promap
LANDMARK INFORMATION

Map Centre : 424398,291766

0m 10m 20m 30m



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01827 61144
1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

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Client: **Bentons Property Holdings Ltd**

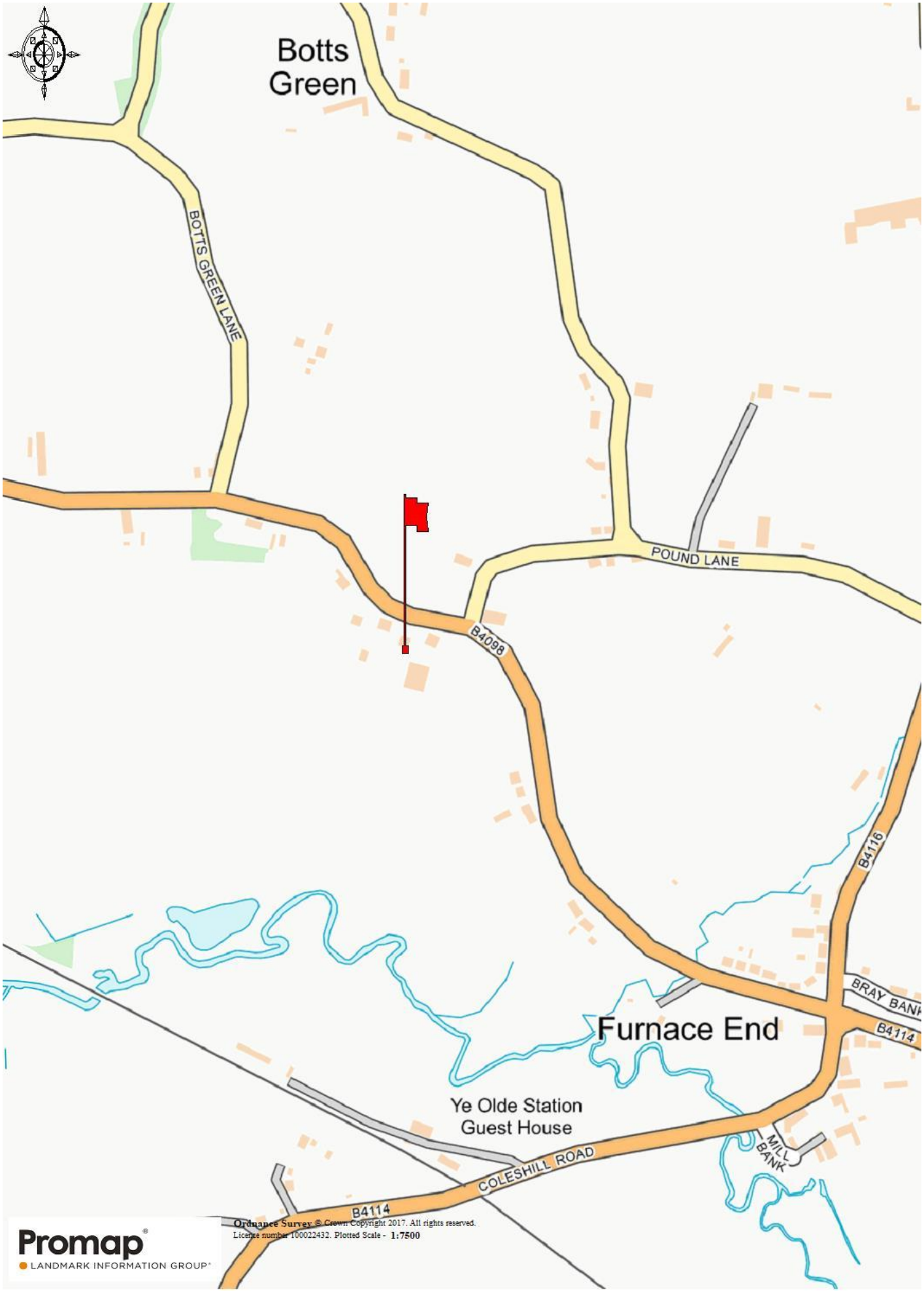
Project: **The Hollies Yard, Tamworth Rd B46 2LH**

Title: **Site Plan**

Scale: 1:1250 @A4 Date: 26 Feb 2026

Drawn By: rdc Drawing No:

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Botts Green
BOTTS GREEN LANE
POUND LANE
B4098
B4116
BRAY BANK
B4114
Furnace End
Ye Olde Station Guest House
COLESHILL ROAD
B4114
MILL BANK
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Client: **Trustees Bentons Haulage EPS**

Project: **Hollies Transport Facility B46 2PJ**

Title: **regional location**

Scale: 1:250000 @A4 Date: 20 Feb 2024

Drawn By: rdc Drawing No:

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