

**AP MORGAN**

Widney Manor House  
Derelict

**Widney Manor Road, Bentley Heath**  
Offers in excess of £1,200,000

## Features:

-

## Description:

Offers invited in excess of £1,200,000 for this rare Bentley Heath development opportunity. 2.6 acres in a highly affluent location is this brownfield development opportunity. Land viewing strictly by appointment only, please call the team for further information

We have been instructed, by the owner, to sell the remains of the property & Land, known as Widney Manor, which now stands derelict. The site is set in approx. 2.6 Acres (1.05 Hectares) of prime development land. That has been dis-used for a number of years. The former old Manor House, is located to the eastern side of the land. The boundary is well defined, on two sides, by a fence to the east and a part brick wall fronting Widney Manor Road on the South side.

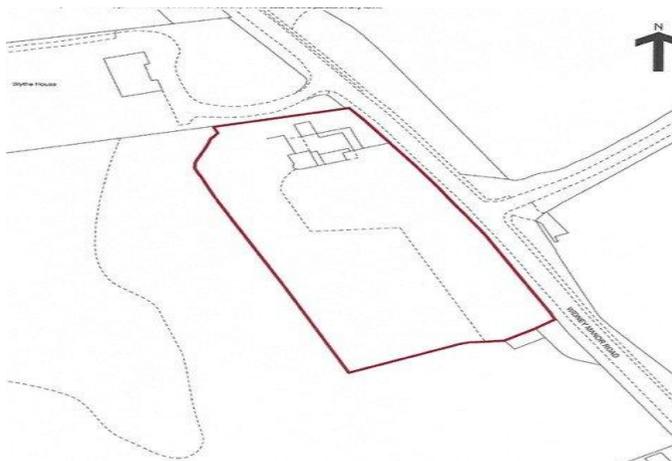
Access to the property is from Widney Manor Road, via a double gate. The road then leads through the land up to the site of the former Manor House.

This is a rare opportunity to purchase a site in one of the most sought after locations in the Solihull area. The site measures approx. 10,521 meters squared (113,256 square feet). Solihull Council has designated this land a "Brownfield Site" and is located on their web site at the following:

Brownfield Land Register 2023, ref BLR013. The comment on the site map indicates for 2 sizeable dwellings (Subject to planning consent).

## Local Information

Solihull offers an excellent range of amenities which includes first class shopping centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London (Marylebone Station). In addition, the N.E.C., Birmingham



International Airport and Railway Station are all within an approximate 10/15-minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways (mileages approximate).

**Details:**

**EPC Rating:** To be confirmed

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.