




# Nettle Hill

Brinklow Road, Ansty,  
Coventry CV7 9JL

Freehold For Sale

Conference, Wedding Event, Office  
& Residential Mixed-Use Property



**Nettle Hill is a rare opportunity to acquire a conferencing and event / wedding event venue, including office elements and 4 residential properties close to the M6 motorway at Ansty, Coventry.**

## Property Summary

**Nettle Hill is a 6.6 acre (2.67 ha) freehold property close to Coventry and within sight of the M6 motorway. The property has operated as a conferencing, event / wedding event, office and residential property since the late 1980's.**

Nettle Hill now offers an entrepreneurial purchaser the opportunity to exploit Nettle Hill's potential for refurbishment and improvement to drive significant property derived income growth as well as the conferencing and events business operating at the property.

- Located 6.9 miles north-east of Coventry and 1.5 miles south-west of Ansty and 3.2 miles from the successful Ansty Park research and logistics development
- Freehold
- 6.6 acres (2.67 ha)
- Nettle Hill comprises a range of building uses including conferencing, events / wedding events and offices plus 4 residential properties, including the property's original 17th century substantial farmhouse building
- Total accommodation is 20,107 sq ft (1,868 sq m)
- 50 space tarmac car park plus overflow car parking facilities
- Nettle Hill currently produces 3 different revenue streams
- Total property derived income - £121,344 pa
- Additional significant revenue is generated from the conferencing, wedding and other events business operating at Nettle Hill. This business is not being sold as part of the Nettle Hill freehold property
- Significant property derived income growth potential and to maximising conferencing and event activities

Offers are invited for the freehold interest, subject to contract and exclusive of Vat.



# Location

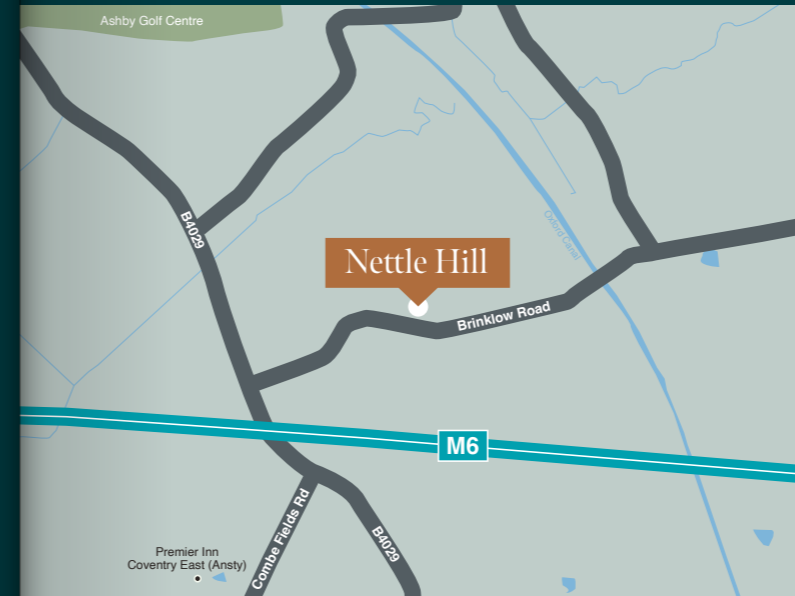
Nettle Hill is located 6.9 miles north-east of Coventry and 1.5 miles south-west of the pretty village of Ansty.

The highly successful 200-acre Ansty Park research and logistics development, where occupiers include Rolls Royce, Meggitt and The London Electric Vehicle Company (LEVC), is 3.2 miles distant and easily accessible from Nettle Hill.

Ansty Golf Club is 0.9 miles from Nettle Hill.

Communications are excellent. The property is 5 minutes' drive to Junction 2 of the M6 motorway which links to the M1 Motorway and the A14. Birmingham International Airport is 18 miles / 35 minutes' drive via the M6 and M42 motorways. Coventry Station provides rapid 56-minute journey times to London Euston.

The location of Nettle Hill makes it ideally situated as a conferencing and events venue.



M6  
Junction 2  
**5 mins**



Birmingham  
Int. Airport  
**35 mins**



Coventry to  
London Euston  
**56 mins**



CV79JL

# Property and Sale Overview

Nettle Hill occupies a 6.6-acre (2.67-ha) site and comprises a series of buildings used as offices, conferencing and wedding event spaces as well as 4 residential properties, the oldest and largest of which is the original and imposing 17th century farmhouse building.

Most of the current buildings were either substantial conversions / renovations of former farm buildings or newly constructed by the current owners from 1987 onwards.

The property includes a 50-space tarmac car park as well as an overflow car parking area.



Top left: Offices. Top right: The Green. Bottom: The Forum. Overleaf: The Farmhouse.

A Biomass facility on site generates an income stream for the freeholder.

The current owner is a Charity and over the past 2 years has been winding down its activities at Nettle Hill which became well established as an events venue over a 25-year period. Nettle Hill now offers an entrepreneurial purchaser the opportunity to benefit from the property derived income, regenerate the conferencing and events potential at Nettle Hill, as well as leasing 2 houses which are currently occupied by the vendor.



## Tenure

Freehold under Title No. WK247897.

Postcode – CV7 9JL.

Ordnance Survey Map reference – SP4182NW.

Note: 2 residential elements of Nettle Hill have been sold off in the past and do not form part of this sale.

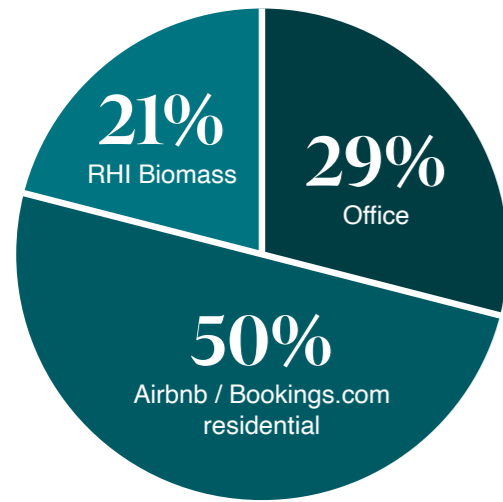
# Accommodation

Nettle Hill is a mix of building types as defined by age and use.

Building Element	Identification	Use	Floor area GIA	Comment
The Hive		Training Building	592 sq ft	Not currently in use
Parva		Office	1,023 sq ft	Adjoins The Hive and Parva Let via Airbnb & Booking.com
The Forum, Conservatory Restaurant / Bar, The Lounge, Storerooms		Conferencing and Event Space	7,610 sq ft	First Floor office accommodation is above the Restaurant / Bar, The Lounge and Storerooms
The Round		Office and Conferencing Space	3,261 sq ft	Modern building constructed approx. 15 years ago
<b>Sub-Total</b>			<b>12,486 sq ft</b>	
Magna		Residential	1,023 sq ft	Let via Airbnb & Booking.com
The Farmhouse		Residential	2,626 sq ft	Let via Airbnb & Booking.com
The Green		Residential	2,400 sq ft	Occupied by Vendor
Acorns		Residential	1,572 sq ft	Occupied by Vendor
<b>Sub-Total</b>			<b>7,621 sq ft</b>	
<b>Grand Total</b>			<b>20,107 sq ft</b>	
External Timber-Built Stores and Boiler Room			990 sq ft	



# Income Overview



Nettle Hill produces 3 property derived income stream types providing granularity and risk spread.

Building Element	Use	Tenant	Lease Term	Income
Parva	Office	Polaris (Fosterplus)Ltd Company no. 03196297	5 years Start – 23/11/2022	£12,000
The Round	Office (and part conferencing / events)	The Eternal Wall of Answered Prayer Charity No. 1173708	1.5 years Start – 01/06/2023	£23,400
<b>Sub-Total</b>				<b>£35,400</b>
Magna	Residential	Let via Airbnb & Booking.com Income for year to May 2023	-	£18,509
The Farmhouse	Residential	Let via Airbnb & Booking.com Income for year to May 2023	-	£42,654
The Green	Residential	Occupied by Vendor	-	-
Acorns	Residential	Occupied by Vendor	-	-
<b>Sub-Total</b>				<b>£61,163</b>
RHI Biomass		Income shown for 2022	Agreement expiring 2034	£24,781
<b>Grand Total</b>				<b>£121,344</b>

The Green and Acorns are attractive 3 and 4-bedroom houses which would have a combined rental value of approx. £36,000 per annum / £3,000 pcm.

In addition to the property derived income, Nettle Hill's conferencing and events business (which does not form part of the sale) is licenced to undertake marriage ceremonies and to

provide food, alcoholic beverage and entertainment offerings.

The vendor has been winding the business down over the past 3 years in anticipation of selling the property and Covid adversely impacted the business. In the year to March 2018 the business generated c. £260,000 in gross revenue.

# Asset Opportunities

The vendor purchased Nettle Hill in 1987 and invested substantially in the early years of ownership to develop the property into a successful multi-use venue.

Despite the positive business income flow in recent years, the vendor has been winding down operations at Nettle Hill ahead of disposing of the freehold interest in the property.

Nettle Hill would benefit from investment in refurbishing elements of the property and aggressively marketing the conferencing and events facilities, including the lucrative wedding venue market to generate significant income growth.

Two of the attractive residential buildings included in the sale, The Green which adjoins The Farmhouse and Acorns, are occupied by the vendor. Both would be attractive on an AST basis at a combined rental value of c. £36,000 pa / c. £3,000 pcm or on a short-term Airbnb / Booking.com basis as per Magna and The Farmhouse. These three properties are interlinked but current access is stopped up. The properties could very easily be 'opened up' to create a single, impressive and large residential building.

Alternatively, the uniqueness of the property lends itself to a variety of other uses, subject to planning and other consents. Uses could include educational and / or bed-led conversion and development.



Top left: The Acorns. Top right: The Round. Bottom: Bar.

# Business Rates

The commercial element of Nettle Hill has a Rateable Value of £45,000.

# EPC

EPC certification is available upon request via the selling agent.

# Environmental Overview

The Environment Agency has designated the site as being in Flood Zone 1, being an area with a low probability of flooding.

# VAT

It is anticipated VAT will not be charged on the purchase price.



Top: Conservatory. Bottom left: The Green. Bottom right: The Round Library.

## Viewing Arrangements and Further Information

Viewing this unique property is strongly encouraged  
to fully understand its significant potential.

For further information and to arrange an inspection  
please contact the sole agents:



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Offices.



