



Blythe Lodge, Blythe Road,
Coleshill, Birmingham B46 2AA

HOWKINS &
HARRISON

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An exciting and rare opportunity to purchase a unique former railway crossing keeper's cottage in need of renovation set in approximately 1.4 acres

Features

- Former railway crossing keeper's cottage
- Grade II listed
- Unique renovation opportunity
- Rural location
- Excellent transport links

Travel distances

- Coleshill – 1 mile
- Coleshill Parkway Railway Station – 2 miles
- Nuneaton – 11.5 miles
- Birmingham City Centre – 13 miles
- Coventry – 13.5 miles





Location

Blythe Lodge is situated approximately 1 mile to the northeast of Coleshill and approximately 1.5 miles southwest of Shustoke. Access is via a right of way over a private drive off the B4114/Blythe Road. The property is in a rural location but is close to excellent transport links with Junction 4 of the M6 approximately 2.5 miles to the south and Junction 9 of the M42 approximately 4 miles to the northwest.

Description

Blythe Lodge is a two-bedroom Grade II listed former railway crossing keeper's cottage set in approximately 1.4 acres. The property requires renovation throughout. There is a good-sized garden with outbuildings and adjoining grass paddock which extends to approximately 1 acre. Ownership of the drive will be retained by the Maxstoke Estate for occasional use to adjacent fields. The purchaser will have a right of way over the drive to access Blythe Lodge, shown by the green shaded area on the plan.

The purchaser will be required to contribute towards the maintenance of the drive.

Accommodation details – ground floor

The front door leads into a dining entrance hall with an open brick fireplace and traditional leaded windows with views to the front and side of the property and a stone spiral staircase leading to the first floor.

The kitchen area contains a freestanding sink unit with granite worktop and a door leading to further reception room. There is an adjoining utility room with wooden wall units and ample worktop space with metal sink and drainer board. The living room has stone walls and a door to access the storage cupboard which is under the stairs. The main bathroom consists of WC, wash basin and tiled shower cubicle.





First floor

From the main entrance hall, a traditional spiral stone staircase leads to the second bedroom which provides access to the master bedroom with en-suite, including WC and wash basin.

Grade II listing

Listing affects what changes can be made to the interior and exterior of a listed building. Owners usually need to apply for Listed Building Consent for work that would affect the special architectural or historic interest of a property.

Potential purchasers are advised to make their own enquiries as to these requirements.

There have been no previous planning applications made on the property by the vendor. The purchaser should seek independent planning advice regarding the listed building status and any alterations or extensions to the building that may require planning consent.

Services

The property is connected to mains electricity. Water is supplied to the property via the private Maxstoke Estate water supply, a new meter will be installed at the boundary, with subsequent usage recharged to the new owners.

The property is not currently connected to a functioning drainage system. The guide price has been reduced by £20,000 to reflect this.

Purchasers should make their own enquiries as to the availability and adequacy of the services.

Local authority

North Warwickshire Borough Council

Telephone: 01827 715341

Email: customerservices@northwarks.gov.uk

Council Tax

The council tax band for the property is E.

Method of sale

The property will be sold by private treaty.

Tenure and possession

The property is sold freehold with vacant possession given on completion.

Viewing arrangements

Strictly by prior appointment only.

Please contact Amy Simes or Susannah Leedham at the Atherstone office on 01827 721380.

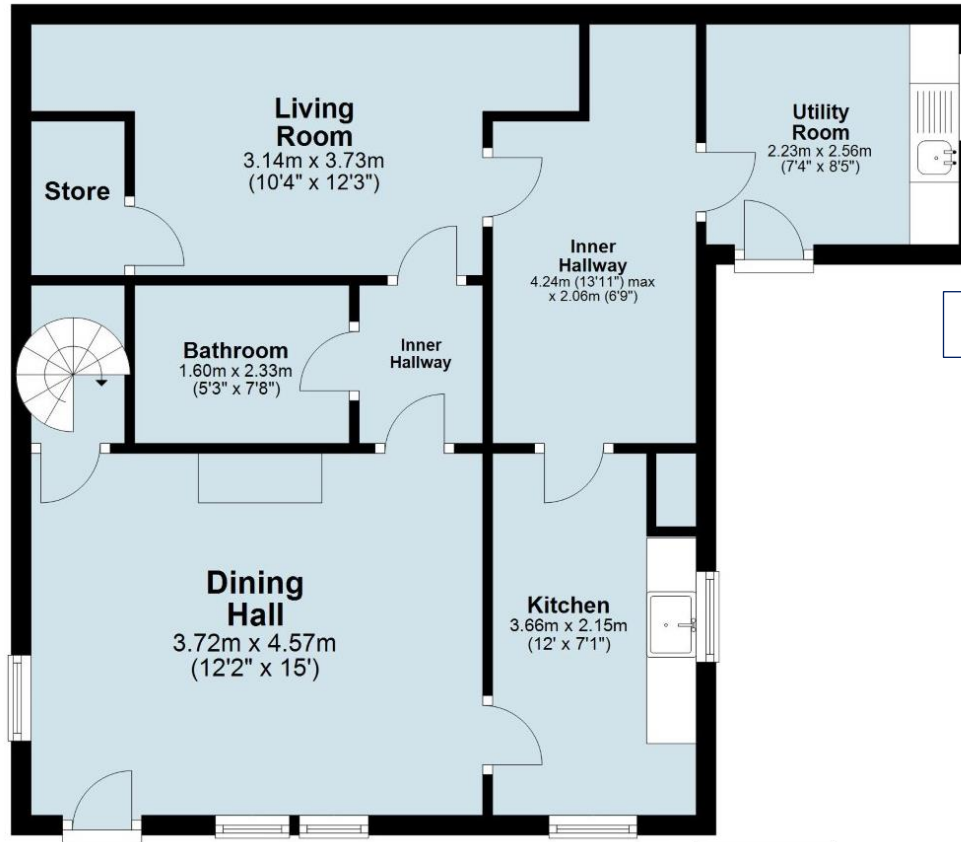
Plan, area & description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or their Agents in respect of any error, omissions or misdescriptions.

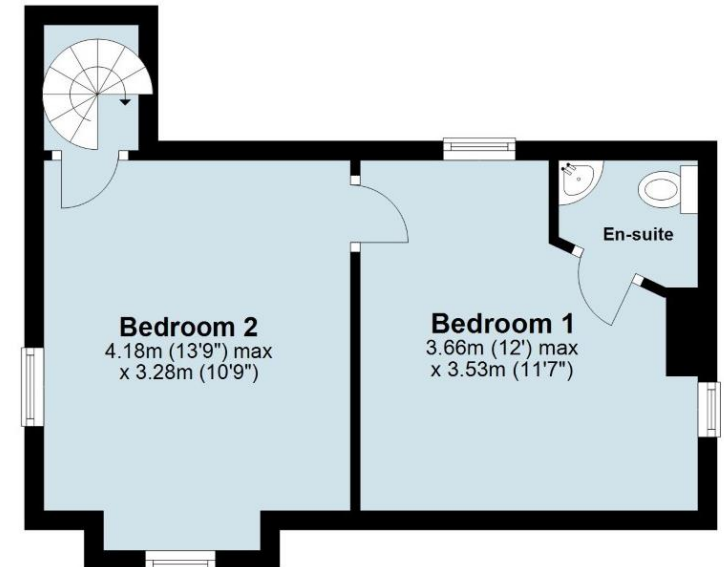
The plan is for identification purposes only and is not to scale.

Anti-money laundering

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g., photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.



Floor Plan – Ground Floor



Floor Plan – First Floor



Restrictive covenants

The property will be sold with the following restrictive covenants:

- No business use other than a home office
- No permanent caravans or camping on the property
- No buildings to be erected over 40m2
- Fence to be maintained

Flooding

Please note that the driveway serving the property sits within Flood Zone 2, with a small part of the driveway near to the B4114/Blythe Road sitting within Flood Zone 3.

Part of the paddock adjoining the property sits within Flood Zone 2.

Vendor's solicitor

Lee Thompson

Lodders Solicitors, Number Ten, Elm Court, Arden Street, Stratford upon Avon, CV37 6PA

Tel:01789 206124 | E: lee.thompson@lodders.co.uk

What3Words

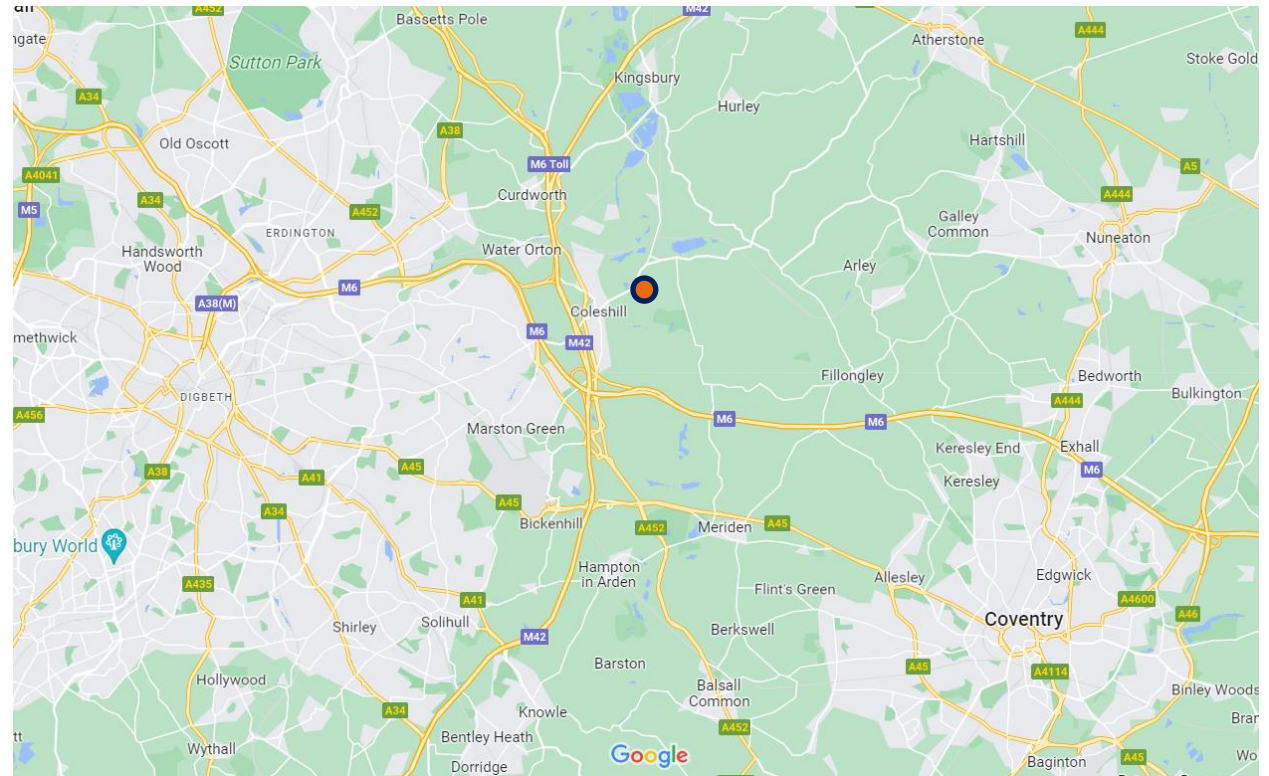
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Contact

For further information, please contact Amy Simes or Susannah Leedham at the Atherstone office on 01827 721380.

Amy Simes | amy.simes@howkinsandharrison.co.uk

Susannah Leedham | susannah.leedham@howkinsandharrison.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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