

# THE CARINTHIA PORTFOLIO

A RESIDENTIAL INVESTMENT PORTFOLIO OF 28 DWELLINGS  
SITUATED IN 9 LOCATIONS ACROSS THE WEST MIDLANDS.

**BK** | Bruton  
Knowles

# Residential Investment Summary

## For Sale by Informal Tender – 28 Houses & Flats Offered as a Single Portfolio

We are pleased to bring to the market on behalf of the vendors a rare opportunity to acquire a substantial portfolio of twenty-seven, open market residential dwelling houses and apartments.

### LOCATION

The properties are located within the authorities of Telford and Wrekin, Cannock Chase, Sandwell Metropolitan, Solihull, Shropshire, South Staffordshire, Dudley, Bromsgrove and Worcester City. Many of properties are in groups with some individual assets dispersed in isolation.

### PORTFOLIO

The portfolio comprises predominantly houses with a small number of flats. The units are generally terraced or semi-detached stock of varying ages.

- **Telford and Wrekin** – 11 Houses
  - 6 no. Houses at McCormick Drive, Telford
  - 2 no. Houses at Trevithick Close, Telford
  - 4 no. Houses in isolation at Hadley, Stirchley and Wellington
- **Worcester City** – 5 Houses and Flats
  - 5 no. Houses and Flats at Edge Hill Court, Battenhall
- **South Staffordshire** – 3 Houses
  - 3 no. Houses in isolation at Stafford Road, Huntington, Cannock
- **Cannock Chase** – 2 Houses
  - 2 no. Houses at Chadwick Court, Rugeley.
- **Solihull Metropolitan** – 2 Houses
  - 1 no. House at Moordown Avenue, Solihull
  - 1 no. House at Crawshaws Road, Castle Bromwich
- **Sandwell Metropolitan** – 1 Flat
  - 1 no. Flat at Hillside Road, Great Barr, Birmingham
- **Dudley Metropolitan** – 1 House
  - 1 no. House at Wrens Nest Road, Dudley
- **Bromsgrove** – 1 House
  - 1 no. House at Brookend Drive, Rubery, Birmingham
- **Shropshire** – 1 House
  - 1 no. House at Neufchatel Court, Whitchurch

### RENT PER ANNUM\*

	Rental Per Annum
Total Passing Rent Per Annum	£257,300
<b>Total Rental Income at Full Occupancy</b>	<b>£267,800</b>

\* Rounded sums based on current passing rents for occupied units and the rent adopted for vacant dwellings is based on that being achieved on similar properties in the portfolio as at September 2024. There is currently one property vacant. As at 1<sup>st</sup> April 2024, existing tenancies were subject to an annual rent review, and this is reflected in the tenancy schedules. A full tenancy schedule is available within the Data Room.

### TENURE

The Freehold or Long Leasehold interest in all the properties is offered for sale. All properties are let on Assured Shorthold Tenancy agreements apart from one Non-Assured Shorthold agreement. Redacted tenancy agreements for each dwelling are available within the Data Room.

### ENERGY PERFORMANCE CERTIFICATES

Please see the Data Room for copies of all EPCs. All properties comply with MEES and are above band E.

### PORTFOLIO MANAGEMENT

The portfolio is currently managed in-house by the vendors. Rents have been reviewed annually. Whilst owned by a Housing Association all tenancies are open market.

### PLANNING

We understand that the properties all benefit from 'open market' C3 Residential use.

### SERVICES

We have been informed that mains water, electricity, gas (where relevant) and drainage are provided to all occupiable assets. It is the purchaser's responsibility to carry out their own due diligence with regards to the services that are provided and that these services are suitable for any potential future uses.

### METHOD OF SALE

The properties are offered For Sale by Informal Tender as a whole portfolio. Offers are invited by Noon on **Thursday 17<sup>th</sup> October 2024**. The portfolio is not available as part of an SPV or Limited Company.

Completion of a sale is to take place no later than 31<sup>st</sup> January 2025.

### LEGAL

Please see the legal section of the data room. Each party is to bear its own legal costs incurred with this transaction.

### VIEWING & FURTHER INFORMATION

Internal viewings are not currently available. A selected purchaser will be able to arrange inspection of properties further to the acceptance of an offer. An online Data Room has been prepared which includes EPCs, title documents, tenancy schedules, building certification and external photos. Please email [William.matthews@brutonknowles.co.uk](mailto:William.matthews@brutonknowles.co.uk) for access.

### ANTI MONEY LAUNDERING REGULATIONS

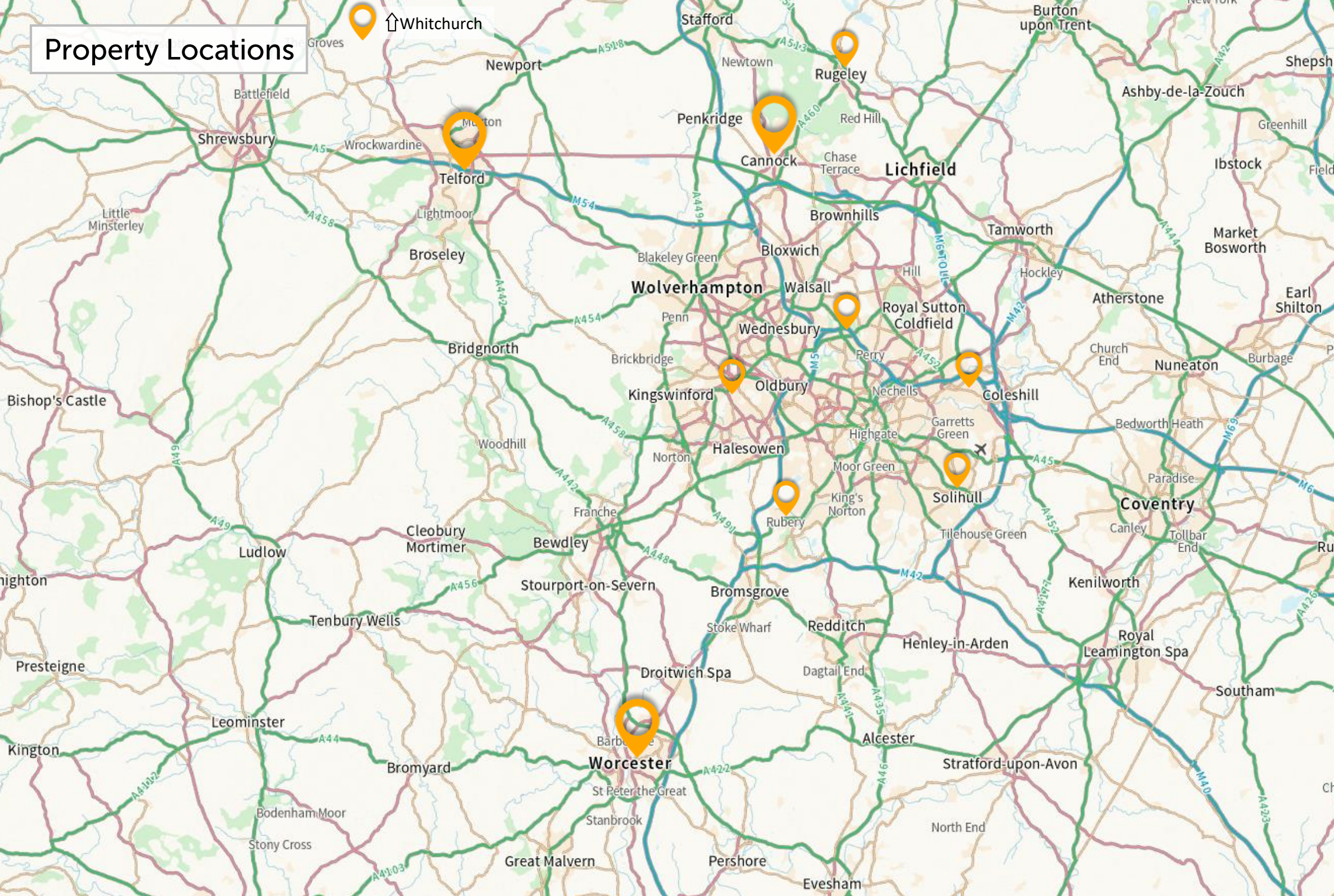
Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies provided.

### Subject to Contract (Updated October 2024)

# Schedule of Properties

Address	Postcode	Local Authority	Property Type	Property Sub Type	No. Bedrooms	Tenancy Start Date	Rent Amount	Type of Tenancy	EPC	EPC Expiry	EPC Floor Area (sq.ft)
37 Sunningdale, Hadley, Telford, Shropshire	TF1 5NY	Telford And Wrekin Council	House	Semi-Detached	3	25/9/24	£850.00	Assured Shorthold	C	Sep-27	667
14 Trevithick Close, Woodside, Telford, Shropshire	TF7 5LW	Telford And Wrekin Council	House	End-Terrace	2	28/01/2021	£734.41	Assured Shorthold	E	Sep-30	678
8 Trevithick Close, Woodside, Telford, Shropshire	TF7 5LW	Telford And Wrekin Council	House	Mid-Terrace	2	01/11/2022	£725.00	Assured Shorthold	E	Sep-30	678
38 Castlecroft, Stirchley, Telford, Shropshire	TF3 1UE	Telford And Wrekin Council	House	Mid-Terrace	3	17/08/2021	£763.00	Assured Shorthold	C	Jun-31	807
1 McCormick Drive, Shawbirch, Telford, Shropshire	TF1 3LZ	Telford And Wrekin Council	House	End-Terrace	2	16/02/2024	£800.00	Assured Shorthold	E	Oct-31	667
2 McCormick Drive, Shawbirch, Telford, Shropshire	TF1 3LZ	Telford And Wrekin Council	House	Mid-Terrace	2	31/05/2024	£800.00	Assured Shorthold	C	Sep-29	624
4 McCormick Drive, Shawbirch, Telford, Shropshire	TF1 3LZ	Telford And Wrekin Council	House	End-Terrace	2	06/12/2023	£708.50	Assured Shorthold	C	May-33	657
6 McCormick Drive, Shawbirch, Telford, Shropshire	TF1 3LZ	Telford And Wrekin Council	House	Mid-Terrace	2	06/07/2023	£681.25	Assured Shorthold	C	Nov-30	657
8 McCormick Drive, Shawbirch, Telford, Shropshire	TF1 3LZ	Telford And Wrekin Council	House	End-Terrace	2	17/08/2022	£708.50	Non-Shorthold Assured	C	Dec-30	646
17 McCormick Drive, Shawbirch, Telford, Shropshire	TF1 3LZ	Telford And Wrekin Council	House	Mid-Terrace	2	22/06/2023	£681.25	Assured Shorthold	C	Apr-33	646
34 The Savannahs, Wellington, Telford, Shropshire	TF1 3JD	Telford And Wrekin Council	House	Semi-Detached	3	15/11/2023	£844.75	Assured Shorthold	E	Feb-30	797
1 Edge Hill Court, Battenhall Walk, London Road, Worcester	WR5 2BN	Worcester City Council	House	End-Terrace	2	28/04/2023	£850.00	Assured Shorthold	C	Dec-30	592
4 Edge Hill Court, Battenhall Walk, London Road, Worcester	WR5 2BN	Worcester City Council	Flat	1st Floor	2	18/12/2023	£750.00	Assured Shorthold	C	Sep-26	409
6 Edge Hill Court, Battenhall Walk, London Road, Worcester	WR5 2BN	Worcester City Council	Bungalow	Terraced	2	21/09/2023	£875.00	Assured Shorthold	D	Dec-31	700
3 Edge Hill Court, Battenhall Walk, London Road, Worcester	WR5 2BN	Worcester City Council	Flat	1st Floor	2	28/07/2023	£750.00	Assured Shorthold	C	Sep-30	624
8 Edge Hill Court, Battenhall Walk, London Road, Worcester	WR5 2BN	Worcester City Council	Flat	1st Floor	2	10/03/2023	£700.00	Assured Shorthold	C	Jul-30	624
89 Stafford Road, Huntington, Cannock	WS12 4NU	South Staffordshire Council	House	End-Terrace	2	29/03/2023	£735.75	Assured Shorthold	D	Jun-27	603
89a Stafford Road, Huntington, Cannock	WS12 4NU	South Staffordshire Council	House	Mid-Terrace	2	06/09/2024	£850.00	Assured Shorthold	C	July-34	613
90 Stafford Road, Huntington, Cannock	WS12 4NU	South Staffordshire Council	House	Mid-Terrace	2	05/12/2023	£763.00	Assured Shorthold	C	May-33	614
3 Chadwick Court, Armitage Road, Rugeley, Staffordshire	WS15 1EA	Cannock Chase District Council	House	Mid-Terrace	2	07/01/2022	£817.50	Assured Shorthold	E	Apr-32	581
12 Chadwick Court, Armitage Road, Rugeley, Staffordshire	WS15 1EA	Cannock Chase District Council	House	Mid-Terrace	2	20/09/2022	£817.50	Assured Shorthold	D	TBC	624
14 Moordown Avenue, Solihull, West Midlands	B92 8QR	Solihull Metropolitan Borough Council	House	Semi-Detached	3	27/09/2022	£1,199.00	Assured Shorthold	D	Feb-32	914
10 Crawshaws Road, Castle Bromwich, Birmingham	B36 9EN	Solihull Metropolitan Borough Council	House	Mid-Terrace	3	21/10/2022	£899.25	Assured Shorthold	C	Jan-32	936
20 Hillside Court, Hillside Road, Great Barr, Birmingham	B43 6NF	Sandwell Metropolitan Borough Council	Flat	Ground Floor	2	24/05/2023	£750.00	Assured Shorthold	D	Jan-26	743
205 Wrens Nest Road, Dudley	DY1 3RU	Dudley Metro Borough Council	House	Semi-Detached	2	02/06/2024	£900.00	Assured Shorthold	C	Feb-32	823
12 Brookend Drive, Rubery, Birmingham	B45 9LA	Bromsgrove DC	House	End-Terrace	2	12/08/2020	£763.00	Assured Shorthold	C	Jun-30	657
2 Neufchatel Court, Whitchurch, Shropshire	SY13 1TY	Shropshire Council	House	Mid-Terrace	2	02/09/2024	£725.00	Assured Shorthold	E	Mar-30	592
7 Bevan Close, Hadley, Telford	TF1 5HT	Telford And Wrekin Council	House	Detached	3	VOID	£875.00	Estimated Rent	D	Jun-27	657

# Property Locations





# CONTACT INFORMATION

For further information and data room access please contact:

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