

23, 25, 27 & 29 Timberley Lane | Castle Bromwich | West Midlands | B34 7ED

Long Leasehold Residential Investment

340.85m²
(3,669ft²)

- Four large self-contained flats
- Popular residential area close to the centre of Castle Bromwich above the Shopping Centre
- Gross and Reversionary Income £36,000 per annum
- Net income £31,515.44 per annum
- Break-up potential
- Offers invited at £430,000
- Gross yield 8.37%, Net yield 7.32% before costs



FOR SALE



Location



Gallery



Contact



Location

Castle Bromwich is a large suburban village in the metropolitan borough of Solihull. It lies 5 miles (8km) due west of Birmingham City Centre. It benefits from good communications and less than 5 minutes drive time to J5 of the M6, connecting into the motorway network.

According to the 2017 Census, the population is 12,309 persons. The property is well served by public transport including Birmingham City Centre, Sutton Coldfield, Solihull and Birmingham Airport. Castle Bromwich is probably most famous for the Jaguar Land Rover complex, which currently employs over 2,500 persons and indirectly a far greater number.

Timberley Lane runs in a northern direction at the junction of Brownfield Close to connect with Chester Road, which is part of the B411 trunk road to the north, thus forming easy access to Birmingham City Centre.

The area immediately to the south of the junction with Chester Road on Timberley Lane is predominantly residential. The socio-economic profile is mixed, but is in a higher quartile.

The subject property forms part of a neighbourhood centre, probably erected some 40 to maybe 50 years ago on both sides of Timberley Lane. This property forms part of a parade of 38 shops. The shops and the flats benefit from a large service yard approached from Thistledown Road where the car park is available.

In summary, this property occupies a very convenient location for local shopping facilities and for all further access into Birmingham City Centre by public transport.





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Property

The property consists of a parade of four self-contained flats approached via a separate rear access above a shopping parade erected some 40 to maybe 50 years ago. Each of the spacious flats is self-contained with a yard to the rear, as is evidenced from the photographs.

All of the flats are let on ASTs in accordance with the Schedule of Accommodation & Tenancies.

Tenure

Leasehold for term of 250 years from completion at a peppercorn if demanded or by negotiation.

EPCs & ASTs

Nos 23, 27 and 29 Timberley Lane have EPCs of E rating, and No 25 - D rating.

Copies of the EPCs and ASTs are available upon request.

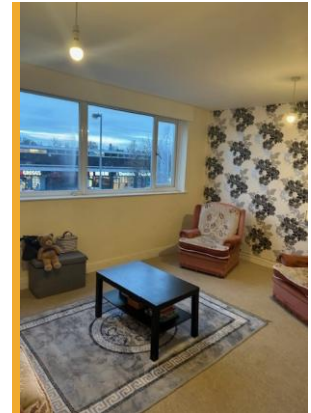
Accommodation and Leases

Address	Lase Start Date	Lease Expiry Date	M ²	FT ²	Rent pcm	Rent pa	ERV
23 Timberley Lane	16/03/2022	15/03/2024	76.92	828	£750	£9,000	£9,000
25 Timberley Lane	20/12/2024	19/12/2026	87.97	947	£750	£9,000	£9,000
27 Timberley Lane	06/08/2020	05/08/2021	87.97	947	£750	£9,000	£9,000
29 Timberley Lane	02/03/2021	01/03/2023	87.97	947	£750	£9,000	£9,000
Total			340.85	3,669	£3,000	£36,000	£36,000

(This information is given for guidance purposes only)

All the flats are similar, comprising entrance hall, kitchen and large lounge. At first floor there are two large bedrooms, bathroom, wash basin, shower and WC. These are larger than average sized flats totalling in excess of 87.97m² (947ft²). Hot water is provided by an electric emersion heater and central heating by storage heaters.

All flats are let on standard ASTs in accordance with the above schedule. The leases for 23, 25 and 29 are for a period of 2 years, and for 27 a period of 1 year. Some of the tenants are holding over.



Outgoings

Address	Insurance	Service Charge
23 Timberley Lane	£362.41	£651.00
25 Timberley Lane	£416.02	£744.00
27 Timberley Lane	£412.41	£744.00
29 Timberley Lane	£410.72	£744.00
	£1,601.56	£2,883.00

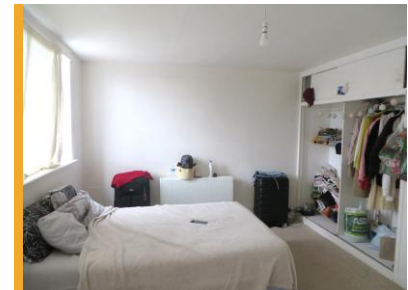
In addition to the rents, the landlord is responsible for reimbursement of the insurance and service charge in accordance with the above totalling £4,484.56.

Price

Offers are invited at £430,000 to show a gross yield of 8.37% and a net yield after outgoings of 7.32% before allowance for purchasing costs and managing agents' fees.

VAT

VAT is not applicable.





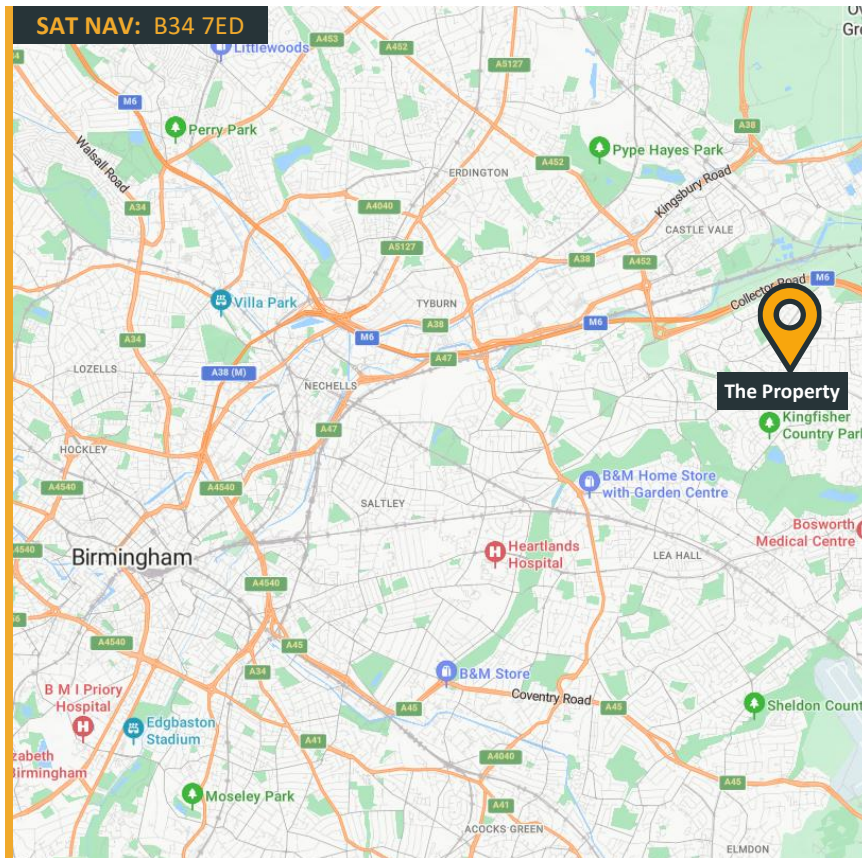
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Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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03/02/2026

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.