



**Braggs Farm House,
Braggs Farm Lane, Nr. Dickens Heath, Solihull, B90 1RD**
Guide Price £650,000+ (Plus Fees)

The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 7th July 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Waven, Warwickshire, B95 6DE (///glance.dance.rival).

Introduction

Braggs Farmhouse is situated in a glorious location, having open views, yet within half a mile of Dickens Heath, with Birmingham City Centre some 6 miles to the north and Solihull town centre 3 miles north-east. There are excellent communications to the national motorway network M42 (J3 and J4) and on to the M40, whilst Birmingham International Airport and future HS2 hub are within easy driving distance. Trains on the north Warwick line locally from Wythall and Whitlocks End stations, run into Birmingham Moor Street and Snow Hill, whilst Widney Manor and Dorridge stations offer fast trains to London (Marylebone).

Properties with land rarely come onto the open market in this area, and although requiring some refurbishment, once brought up to 2026 standards, Braggs Farmhouse would make a substantial family property.

History

In around 1640, Braggs Farm is believed to have been granted to Humphrey Bragg by the Earl of Leicester in recognition of services rendered in battle. The Bragg family prospered, becoming butchers, bakers and undertakers. According to local tradition, however, they eventually lost Braggs Farm on the turn of a card in a drinking tavern!

Tertius Burman lived at Braggs Farm for more than 50 years, until around 1939. He was the son of John Burman of Lady Lane Farm and he served as Lord Mayor of Solihull on at least two occasions during his lifetime. Braggs Farmhouse was reputedly the first house in the area to have a bathroom.

The Farmhouse is approached directly off Braggs Farm Lane via an 'In and out' driveway to the front door and:-

Reception Hall

Double panel radiator, tiled floor.

Living Room

16'7" x 14'5" max (5.06m x 4.40m max)

Double glazed bay window to front elevation, two double panel radiators, exposed 'faux' timbers to walls, exposed ceiling and timber beams, brick fireplace and hearth, double French windows with feature bottle glass panes to side elevation, wall light points.

Dining Room

20'7" max (excluding bay) x 16'5" (6.28m max (excluding bay) x 5.02m)

Double glazed bay window, exposed ceiling timbers, picture rail, night storage heater, brick fireplace with tiled hearth and mantelpiece, housing multi-fuel wood burning stove and back boiler (not connected).

Door to:

Cellar (below Living Room)

14'4" x 12'9" (4.38m x 3.91m)

With setlas and shelving.

Part glazed screen with door and step down to:

Inner Hallway

10'2" max x 8'2" max (3.10m max x 2.50m max)

Stone flagged floor, door to:

Understairs Cupboard

Part obscure glazed door to:

Boiler Room/Study

8'2" x 6'0" (2.51m x 1.84m)

Oil-fired Trianco Utility boiler serving the central heating and hot water system.

Part obscure glazed door leading to:

Breakfast Kitchen

16'9" max x 15'11" (5.11m max x 4.87m)

With stone flagged floor, double panel radiator, replacement UPVC double glazed sealed units to two aspects, Extensive range of fitted base units with drawers over, under roll top work surfaces, one and a half bowl sink with drainer, wall units, comprising cupboards and shelving, extractor hood over space for cooker, glazed decorative display cabinet, large inglenook with bread oven door, exposed timber beams and joists.

From the Inner Hall, a door opens into:

Rear Hall

13'3" max x 7'0" max (4.04m max x 2.14m max)

With Terrazzo flooring, obscure glazed rear door, replacement UPVC double glazed window to side elevation, door to:

Cloakroom

With similar window, coloured low-level, close-coupled W.C., pedestal wash hand basin.

Part obscure glazed door to:

Utility Room

12'11" x 7'4" (3.95m x 2.24m)

With brick floor, range of fitted base units under roll top work surfaces, wall units, stainless steel single drainer sink unit, further wall mounted units, double glazed window to rear elevation, plumbing for washing machine.

From the Entrance Hall a door leads to a wide, easy going staircase rises to the first floor.

First Floor Landing

18'6" max x 7'11" max (5.64m max x 2.43m max)

Double panel radiator.

Further steps up to:





Bedroom One

20'8" x 16'11" (6.30m x 5.16m)
Two double panel radiators, double glazed windows to front and side elevations.

Bedroom Two

15'2" x 13'3" (4.64m x 4.06m)
With double panel radiator, double glazed window to side elevation, exposed wall and ceiling timbers.

Further steps up to:

Bedroom Three

14'6" max x 16'9" max (part restricted height)
(4.42m max x 5.12m max (part restricted height))
Two double panel radiators, exposed ceiling timbers, windows to Front and side elevations.

Bedroom Six

11'1" x 7'10" (3.40m x 2.41m)
With single panel radiator.

Bedroom Five

12'6" x 8'3" (restricted height) (3.83m x 2.53m (restricted height))
Double panel radiator, exposed wall timbers.

Further steps rise to:

Bedroom Four

14'1" x 9'7" (excluding bay window) (4.30m x 2.94m (excluding bay window))
Single panel radiator, replacement UPVC double glazed window to garden elevation, store cupboard over inglenook.

W.C.

6'0" x 2'9" (1.83m x 0.86m)
Fully tiled walls, close coupled W.C., replacement UPVC double glazed window.

Family Bathroom

10'10" max x 6'1" (3.32m max x 1.86m)
Fully tiled walls, matching coloured suite of panel bath, shower cubicle with Mira shower over, pedestal wash hand basin, single panel radiator, obscure glazed replacement UPVC window to side elevation, and door to:



Airing Cupboard

With factory fitted hot water cylinder.

From the First Floor Landing, a winding staircase leads to:

Second Floor

Bedroom Seven/Loft room.

13'3" x 7'1" (restricted height between purlins)
(4.05m x 2.16m (restricted height between purlins))
Double panel radiator, double glazed window to side elevation.

A further doorway leads to:

L-Shaped Store Room

13'1" max x 6'7" (restricted height to purlin)
(4.0m max x 2.02m (restricted height to purlin))

OUTSIDE

To the side of the property is a pair of steel gates fitted with painted palings, opening into the parking area to the side and pitch roofed porch to back door. Within the yard is:

Detached Outbuilding

25'3" x 9'0" (external) (7.7m x 2.75m (external))
Of brick (part rendered) construction, under a pitched blue slate roof, housing high-level flush W.C., coal/timber store, Tack room/garden tool store/workshop.

To the rear of the yard is a large:-

Detached Garage

21'9" x 31'2" (external) (6.65m x 9.5m (external))
Of brick and block construction under a mono pitch, plastic coated profile steel sheet roof, concrete floor

Gardens and Grounds

Mainly lying to the side and rear of the property, these are lawned with a number of mature trees and shrubs. To the rear is a run of brick built former pig Sties with concreted runs to the front.

The paddock to the rear, has the benefit of a separate gated field access and follows (at height) the adjacent canal bank. The whole

property extends to Approximately 1.18 acres (0,47ha).

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with appropriate utility companies for the verification as to the availability or otherwise of services, although it is understood that mains water and electricity are connected to the property. Drainage is to a shared private system. Heating and hot water is provided via an oil-fired boiler.

Authorities

Solihull Metropolitan Borough Council (www.solihull.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion, scheduled for Friday 25th September 2026 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

Fixtures and Fittings

All those items mentioned in these particulars will be included in the sale, others (if any) are specifically excluded.

Caravan Storage

For many years, caravans have been stored on the land between the canal and the farmhouse. Solihull Metropolitan Borough Council has annually, levied a non-domestic rates bill in respect of the land known as "Caravan Storage Land" (£4,320 per annum), currently benefiting from 100% Small Business Rate Relief for the period 1 April 2025 to 31 March 2026. Full details are available from Solihull Metropolitan Borough Council on 0121 704 6000 (www.solihull.gov.uk).

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

Sporting and Mineral Rights

Sporting and mineral rights, where owned, are included in the sale of the Freehold.

Plans

Plans shown are for identification purposes only.

Flood Risk

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Broadband and Mobile Coverage

Standard broadband speed is available in the area, with a predicted highest available download speed of 20 Mbps and a predicted highest available upload speed of 1 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor and In-home
O2 - Good Outdoor
Three - Good Outdoor and In-home
Vodafone – Good Outdoor, Variable In-home

For more information, please visit:
<https://checker.ofcom.org.uk/>.

Vendor's Solicitors

A full auction pack will be available from:
Loxley Legal
Langford Mill
Kingswood
Wootton Under Edge
Gloucestershire
GL12 8RL

Acting: Andrew Baskerville
Email: andrew.baskerville@loxleylegal.com
Telephone: 01453 700620

Viewing

Strictly by prior appointment and accompanied only through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794343.

Directions

From Birmingham City Centre, Shirley and Solihull, A34 Stratford Road take the B4102 Blackford Road, signposted to Redditch. This merges into Tanworth Lane and after approximately half a mile turn right into Lady Lane, and then first right into Braggs Farm Lane. Pass over the Canal and Braggs Farmhouse will be found on the right hand side, as indicated by the Earles auction boards.

From Dickens Heath and the west, take either Dickens Heath Road/Cleobury Lane/Rumbush Lane towards Dickens Heath, turning right into Braggs Farm Lane. After approximately a quarter of a mile the property will be found on the left hand side, as indicated by the Earles auction boards.

Postcode: B90 1RD

What3Words: ///linen.over.boss

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers

to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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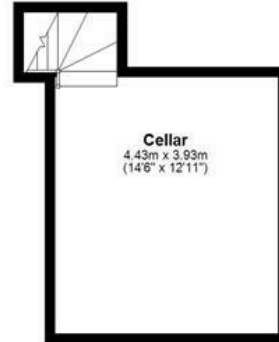






Basement

Approx. 24.5 sq. metres (263.9 sq. feet)



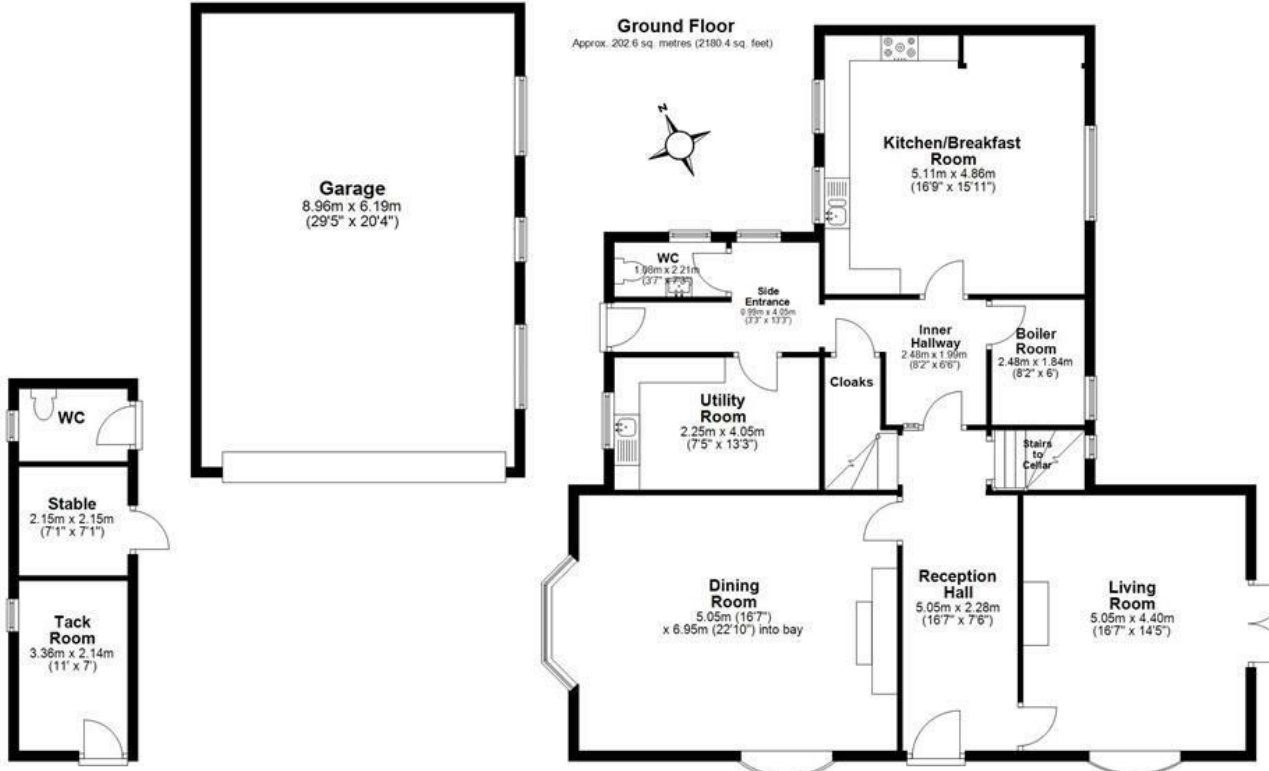
First Floor

Approx. 133.9 sq. metres (1441.6 sq. feet)



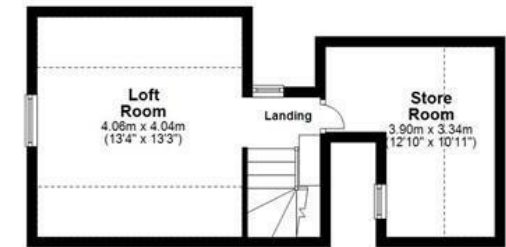
Ground Floor

Approx. 202.6 sq. metres (2180.4 sq. feet)



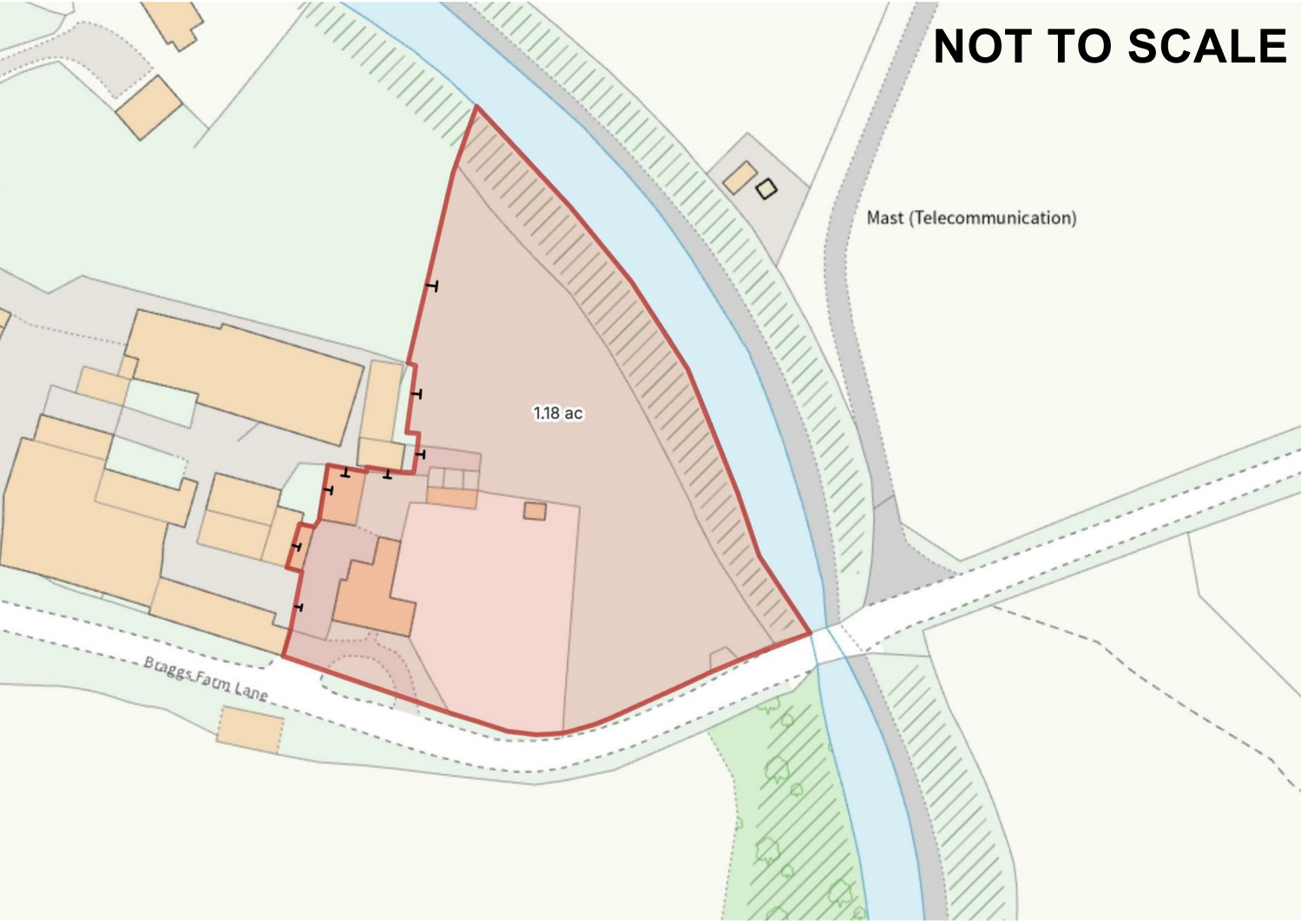
Second Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



Total area: approx. 391.8 sq. metres (4217.7 sq. feet)

NOT TO SCALE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

