



Special Educational Needs School, Yew Tree Farm, Nether Whitacre,
Birmingham Road, Coleshill, Warwickshire, B46 2EP
To Let: £125,000 per annum

HOWKINS &
HARRISON

Special Educational Needs Schools, Yew Tree Farm, Nether Whitacre, B46 2EP

Residential Special Educational Needs School 681.50 sq m (7,330 sq ft).

Price
£125,000 per annum

Description

The site extends to 1.92 acres and comprises:

- Yew Tree House (212.50 sq m / 2,285 sq ft): A large two storey residential dwelling comprising of an entrance hall, kitchen, utility room, ground floor bedroom with ensuite, sitting room and dining room. To the first floor there are 5 further bedrooms, the majority of which with ensuite bathrooms. A triple garage is located close to this building with the first floor being occupied by a further bedroom and ensuite.
- Yew Tree Cottage (54.87 sq m / 590 sq ft): A two-storey residential dwelling with an open plan kitchen, hallway, sitting room, office, and ground floor WC/shower room. The first floor consists of 2 bedrooms with a shared bathroom.





- Commercial Office Building (148.14 sq m / 1,593 sq ft): comprising of open plan accommodation, kitchenette, cloakroom, bathroom and office.
- Workshop accommodation (265.99 sq m / 2,862 sq ft): Located in a single storey building.
- Yard extending to 0.16 acres with ample parking.

Location

The property is situated off Birmingham Road, Nether Whitacre and is conveniently positioned for access to Birmingham, Tamworth, Coventry and Nuneaton.

There is access to major road network nearby to include the M42, M6 and A5.

Tenure

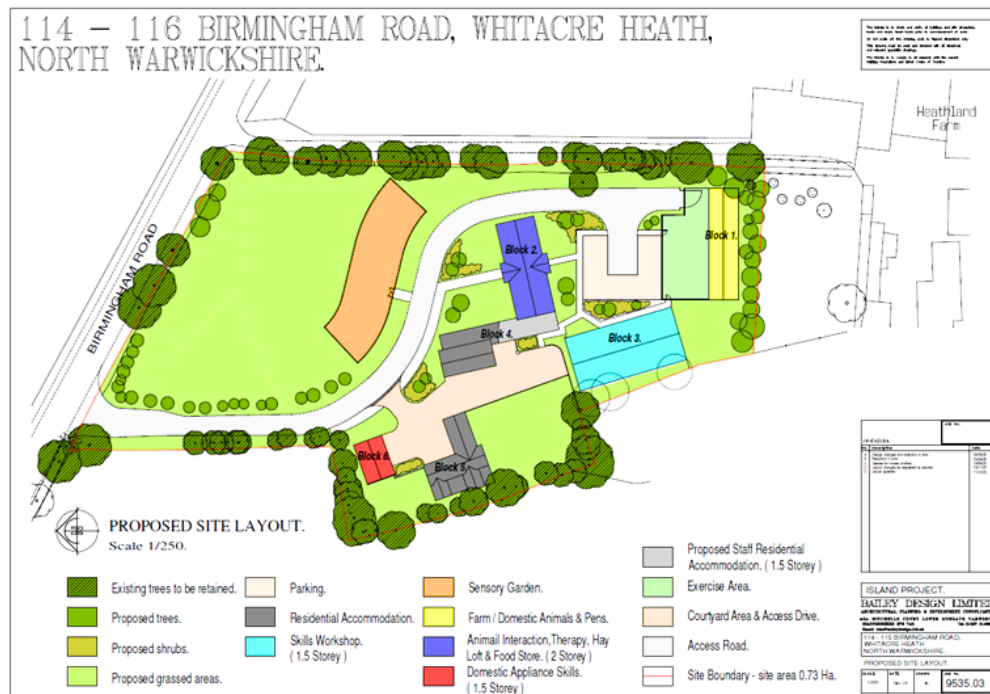
The property is available in August 2025 on a new flexible term lease, terms to be agreed. The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

The landlord would be willing to discuss a long term tenancy with the tenant investing in the construction of the new buildings.

Utilities

We are advised that the property is connected to mains services to include gas, electricity and water. The tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.



Planning

Outline planning permission has been granted for a Special Needs School, which includes the benefit of new and converted buildings, gardens, parking, and access drives. The planning permission outlines six buildings on the site in total which include new blocks and the redevelopment of existing commercial premises.

The buildings include:

Block 1 – A new farm building for domestic animals

Block 2 – An existing building to be rebuilt to a two-storey building for animal interaction and therapy

Block 3 – Skills workshop brick and tile

Block 4 – Part of an existing one-and-a-half-storey building providing accommodation with permission for an additional one-and-a-half floor extension for accommodation for staff

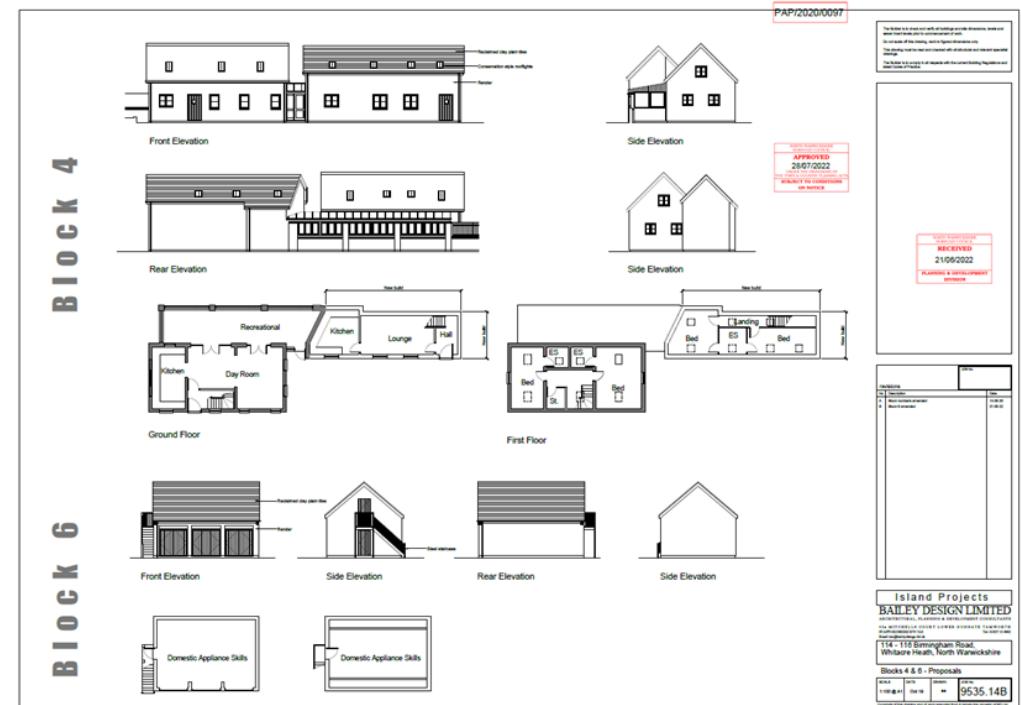
Block 5 – An existing cottage used for residential accommodation

Block 6 – An existing garage to be retained as such, used for domestic skills

The planning application can be seen on the North Warwickshire Borough Council planning portal under reference number PAP/2020/0097- Outline application for special needs buildings, gardens, parking and access drives, with access, appearance layout and scale approved. A plan of the proposals can be seen on pages 3 and 4. Reserve matters have since been satisfied by application number PAP/2023/0034 – Application for reserved matters for landscaping relating to outline application PAP/2020/0097.

The property is suitable for a wide array of uses subject to planning permission.

We recommend interested parties make their own enquiries to the Planning Department of North Warwickshire Borough Council.



EPC

Commercial EPCs are being sourced.

Deposit

A deposit will be required to be held for the duration of the term.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Council Tax / Business Rates

As the property has most recently been used for residential purposes Council Tax is payable. The property is currently in Council Tax band G. The 2024/25 charge for Nether Whitacre is £3,832.18.

The property has three different listings on the non domestic rates list but shows a current rateable value of £0.

For clarification on Business Rates, we would advise that interested parties make their own enquiries to North Warwickshire Borough Council on 01827 715341.

What3Words

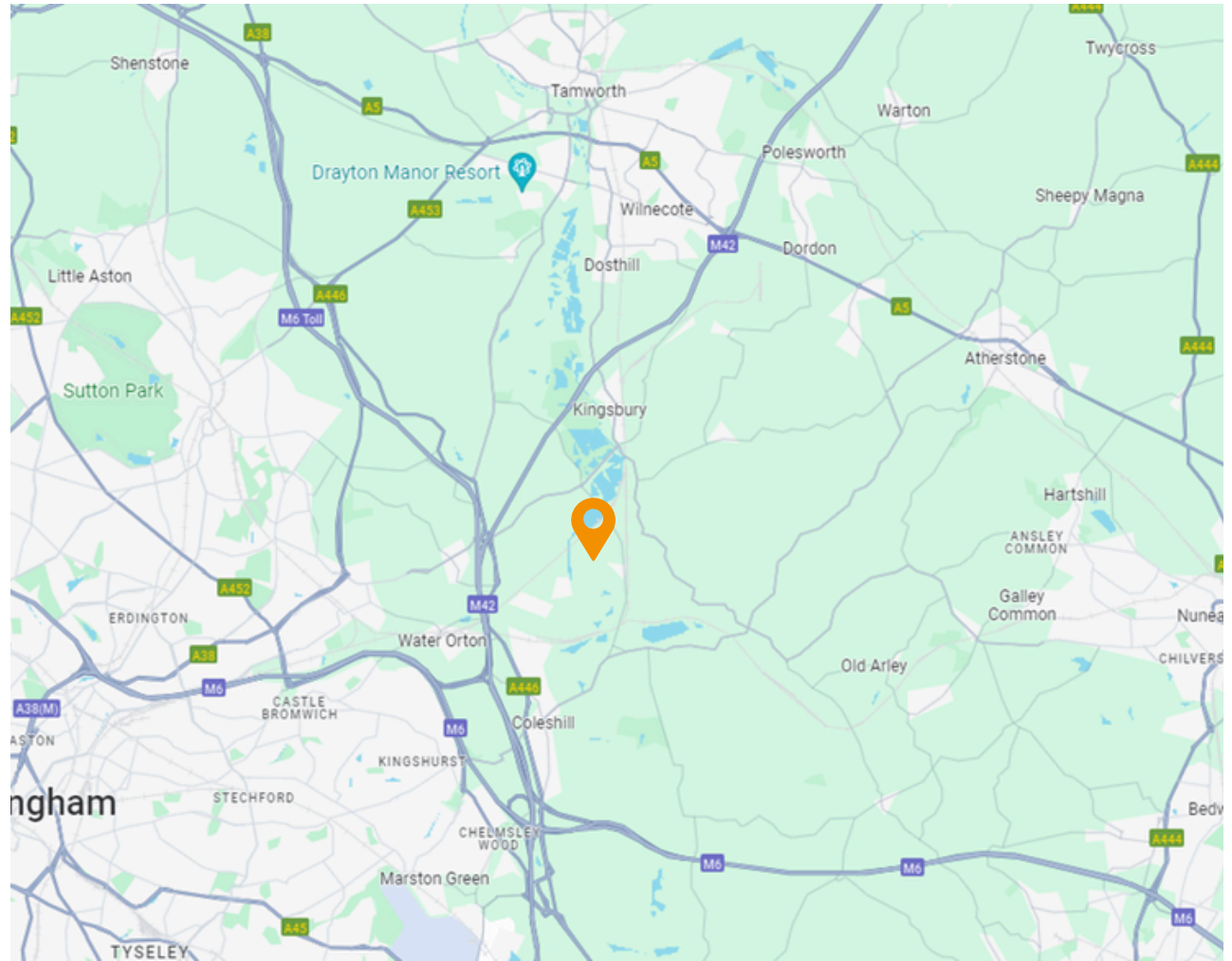
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Contact Details / Viewing

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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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