

# FOR SALE

## GROUND RENT INVESTMENT

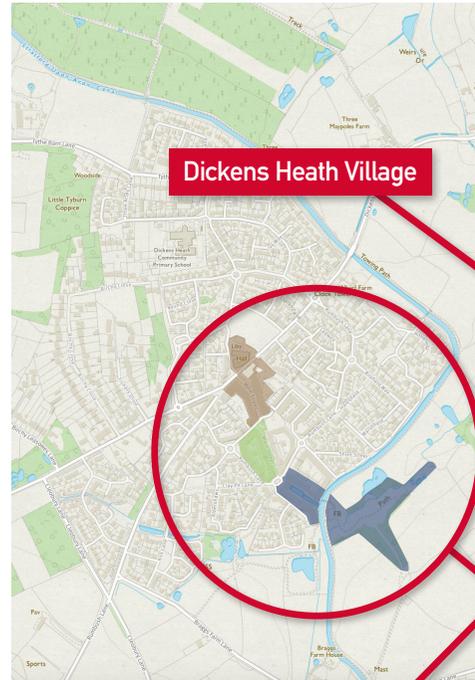
# Dickens Heath Village

Lambert  
Smith  
Hampton

- Portfolio of 45 commercial units and 365 residential units
- Current income £7,103 (commercial) & £56,896 (residential) per annum
- RPI index linked reviews with 5 yearly review pattern
- All leases 999 years from January 2003

# LOCATION

Dickens Heath Village is located in Solihull, West Midlands and comprises a multi-award winning, purpose built village. Situated in a highly desirable location in the heart of the Solihull countryside, it is regarded as one of the most unique and attractive mixed use developments in the UK. The village can be conveniently accessed via junction 4 of the M42 motorway. The location has excellent public transport links and Birmingham International Airport and associated rail links are 10 miles distant. Solihull Town Centre is 3 miles to the north east, Birmingham City Centre is 10 miles to the north, whilst Stratford Upon Avon and Warwick are easily accessible, making the village a popular commuter location.



# DESCRIPTION

The property comprises the freehold reversion of a portfolio of 45 commercial units and 365 residential units. The current ground rent income is £7,103 (commercial) & £56,896 (residential) per annum, providing a gross income of £63,999 per annum. All leases are for a term of 999 years from 1st January 2003 and have RPI index linked rent reviews based on a 5 yearly review pattern, therefore offering excellent secure index linked income. The exception is 26 Main Street, where a further sum, fixed at £400 p.a. is payable in addition to the ground rent. Constructed over a number of years from 1998 onwards the High Street provides various restaurants, along with amenities such as dry cleaners, opticians, beauty salon, hairdressers and pharmacy.

There are three key locations around which the development has been built:

- Market Square comprises a stylish shopping, leisure and residential environment with various independent shops, restaurants and community amenities including a library, village hall, medical centre, village green and children's play area.
- Waterside is a multi award winning canal-side collection of luxury 1, 2 & 3 bedroom apartments and penthouses. Waterside is situated alongside a selection of office, retail and leisure premises. In addition, a nature reserve is included to the east.
- Garden Squares West consists of various luxury apartments and townhouses surrounded by private landscaped garden areas.





## TENURE

The property comprises a freehold ground rent opportunity held under Title Number: WM806241.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.



## SECTION 5 NOTICES

The sale will constitute a qualifying disposal under the LTA 1987 and Section 5 notices will need to be served by the seller once a proposed purchaser has been identified.

## MANAGEMENT

Management is currently undertaken by Savills on behalf of Dickens Heath Management Company. Further information is available on request via access to a dedicated data room. Information including tenancy schedules, service charge budget, sample leases and title documentation, etc is available for download.

## TERMS

Unconditional offers are invited for the ground rent investment opportunity. The sale is being undertaken on behalf of the Liquidators of Dickens Heath Development Company Limited who are acting without personal liability. Further information is available on request.

**Lambert  
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Viewing and Further Information:

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CONTACTS

## PLANNING

The development has consent for a mixed use scheme under an original planning reference 2002/2475. The residential units have C3 consent with the commercial units having consent for a range of A1, A2, A3 & A4 uses.



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