



**Aardvark House,
Braggs Farm Lane, Nr. Dickens Heath, Solihull, B90 1RD
Guide Price £525,000+ (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 9th June 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Introduction

Aardvark House 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 both 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, Aardvark House would make a substantial property on an elevated site, overlooking its own land.

The property is approached off Braggs Farm Lane via a right-of-way, then a gateway and driveway, leading up to the front of the property, with an extensive parking/turning area. The property, which is traditionally constructed of brick under pitched tiled roof elevations, has had the majority of its windows replaced with UPVC double glazed units.

A slabbed pathway leads to the front door, opening into:

Reception Hall

10'8" x 9'6" (3.26m x 2.90m)

With timber effect floor, double panel radiator, door to:

Storage Cupboard

7'3" x 2'11" (2.23m x 0.90m)

Doors radiate to:

Living Room

21'11" x 11'11" (6.69m x 3.65m)

Dual aspect, with sliding double glazed aluminium framed patio doors, double panel radiator, feature 'porthole' windows, Victorian marble fireplace (not tested) and hearth with decorative slips.

Dining Room

12'11" x 10'11" (3.96m x 3.33m)

Timber laminated floor, single panel radiator, timber bow window, feature brick fireplace with timber mantel shelf, display niche and shelf over, open arched doorway to:

Breakfast Kitchen

14'1" x 11'11" (4.31m x 3.64m)

Dual aspect, with tiled floor, fully fitted with a large range of wall and base units under roll edge work tops, inset Ariston electric hob, Indesit electric oven and grill, one-and-a-half bowl stainless steel drainer and sink unit with mixer tap over, space for dishwasher, feature vertical radiator. Door to:

Utility Room

7'3" x 5'9" (2.23m x 1.76m)

With stainless steel single drainer sink unit with mixer tap over, single panel radiator.

From the kitchen, a door returns to the reception hall, and a stable door opens in to:

Boot Room

9'11" x 4'9" (3.04m x 1.46m)

With tiled floor, Bolter oil-fired boiler, electric fuse box, door to:

Study/Former Cloakroom

7'5" x 5'10" (2.28m x 1.79m)

Tiled floor, single panel radiator.

From the reception hall, stairs with quarter turn, timber balusters and hand rail rise to:

First Floor Galleried Landing

14'1" x 9'6" (overall) (4.30m x 2.90m (overall))

Airing Cupboard

With factory fitted hot water cylinder and immersion.

Doors from the landing radiate to:

Bedroom One

14'4" x 11'11" (min) (4.31m x 3.64m (min))

Loft access hatch, double panel radiator, door to:

En-Suite Shower Room

7'5" x 5'8" (2.28m x 1.73m)

With low level close coupled W.C., vanity unit with wash hand basin, shower cubicle with Triton AS200SR shower, double panel radiator.

Bedroom Two

11'11" x 10'7" (3.65m x 3.25m)

Double panel radiator.

Bedroom Three

11'11" x 10'11" (3.65m x 3.34m)

Double panel radiator.

Bedroom Four

12'11" (max) x 7'5" (3.94m (max) x 2.27m)

Single panel radiator.

Family Bathroom

9'2" x 7'3" (2.80m x 2.21m)

With obscure glazed window to front elevation, matching coloured suite comprising low level close coupled W.C., pedestal wash hand basin, panel bath with telephone mixer taps and Mira Event shower over, single panel radiator.

EXTERIOR

To the south of the property is a substantial detached garage block, comprising;

Open Fronted Double Garage

18'6" x 18'6" (5.65m x 5.64m)

With concrete floor, electric light and power point, having scope (STPP) for conversion to perhaps ancillary accommodation, office or similar.

Adjacent Store Room

18'6" x 9'3" (5.65m x 2.83m)

With electric light.

Loft over all above (not inspected).

GARDENS

The gardens surround the property on all four sides, and are mainly lawned, with a paved patio area, oil storage tank and Ha-Ha to the west elevation, which overlooks the adjoining land, bounded to the north by the Stratford upon Avon Canal.

LAND

This extends in total to approximately 1.18 acres (0.48 ha) of old permanent pasture, leading down to a brook and fronting the Canal. It includes a dew pond with bulrushes which could be further developed to form a more substantial wild life feature.

ADDITIONAL LAND

Adjacent to the property is a further block of permanent pastureland extending to approximately 0.21 acres (0.08 ha), which, for its entire length, fronts the entrance drive. This land would be ideal as ancillary to the adjoining garage block, if it is in the future converted to another use.

This land will be offered to the purchaser of Aardvark House at a fixed price option of £60,000, with a separate contract to be signed and administration fee to be paid. If this option is not taken up, the land will NOT be offered as a 'stand-alone' lot and the opportunity to purchase, if not exercised will be lost.

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 a sub

metered, mains water and electricity are connected to the property. Drainage is to a shared private system in to which the purchaser will have a right to drain for a period of twelve months after completion. 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 56 days after the auction i.e. Tuesday 4th August 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 'per lot' to the vendor's solicitors, together with the administration fee of £950 + VAT to the auctioneers per 'Lot', 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.

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: Mr Andrew Baskerville
Email: andrew.baskerville@loxleylegal.com
Telephone: 01453 700 620

Viewing

Strictly by prior appointment and accompanied only through the auctioneers, Earles, Henley-in-Arden. (T: 01564 794 343).

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 Farm, turning right past the farm buildings, then along the access driveway, where the property will be found, 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: lower.locals.flock

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.

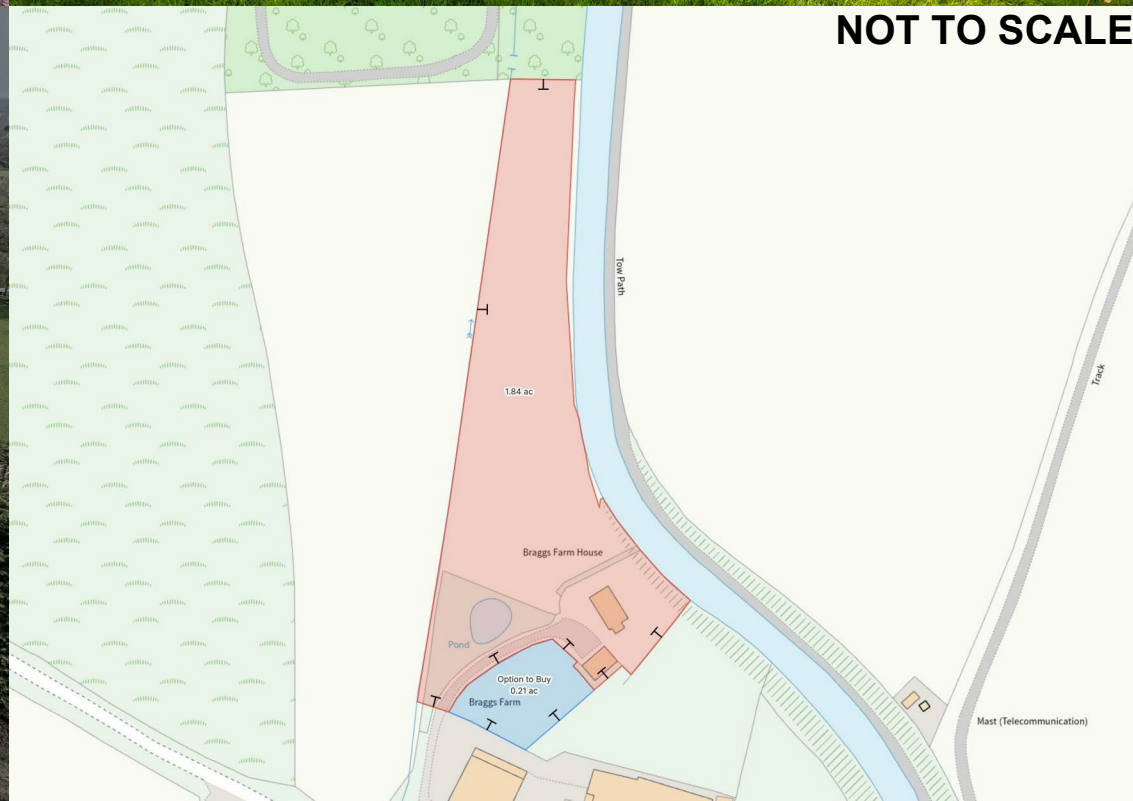
Agent's Note

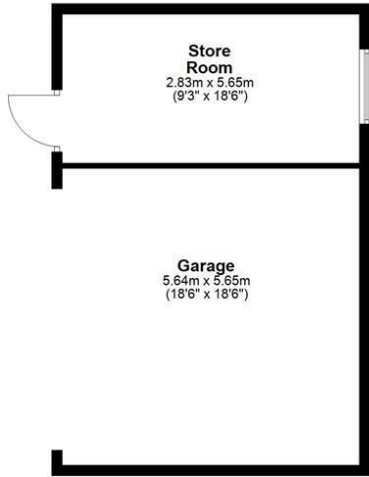
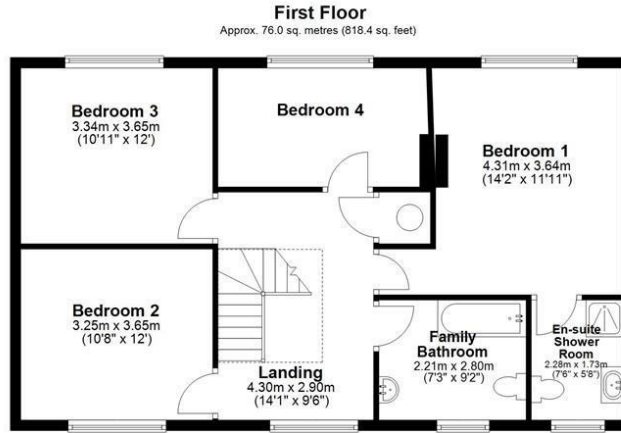
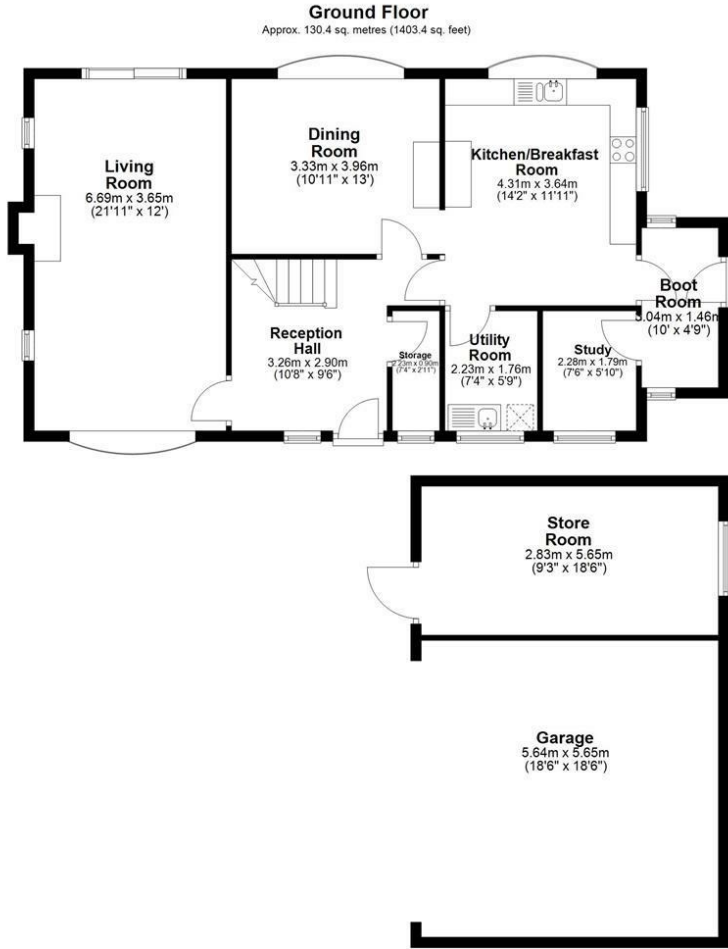
The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will

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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Total area: approx. 206.4 sq. metres (2221.9 sq. feet)

