

# POOLS COTTAGES, KENILWORTH

• RESIDENTIAL INVESTMENT OPPORTUNITY •



# POOLS COTTAGES

**CRACKLEY LANE • KENILWORTH •  
CV8 2JW**

## **Offers in the region of £3,150,000**

Currently configured as 15 superb studio, 1 & 2 bedroom dwellings over approximately 1,047 sq m (11,270 sq.ft. GIA) let on AST agreements and producing considerable gross income of £192,000 per annum. In all, the site extends to approximately 0.53 hectare (1.3 acres) to include grounds.

Tennis courts and large indoor complex with swimming pool, sauna and Jacuzzi.

Scope for further development or to occupy the main house and linked cottages (currently multi-let) as a substantial single residence subject to the usual consents.

Potential to release aggregate value via sale of constituent units subject to the appropriate structuring.

**Freehold available**

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Coventry 5 miles • Birmingham City Centre 18 miles  
Warwick Parkway 10 miles • M40 J15 7.9 miles  
Warwick University Campus 0.5 miles • London 106 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





### **Situation**

In a rural setting on greenbelt land, 2 miles South of the A45 road providing easy access to the M42, M40 & M6 motorways.

5 miles south of Coventry, 18 miles south east of Birmingham City Centre and 10 miles north of Warwick Parkway all providing good shopping centres and direct connections to London via rail.

### **Property Description**

Originally a range of cottages built close to the fish ponds of Borkidene Grange, the substantial and comfortable country house has been broken up and extended to form a number of dwellings and is believed to have the longest run of thatch in the West Midlands.

The main house which has now been converted into 2 dwellings, has been sympathetically extended with numerous features including beamed ceilings, high quality bathrooms and kitchen, as well as, an impressive security system.

There is a swimming pool complex and a number of studios and cottages providing a substantial income.

The house is set back from Crackley Lane behind a high brick wall with electronically operated security gates.

Two of the cottages could be incorporated into the the accommodation of the main house to which they are linked, if so desired, to extend the accommodation of the main property.

The cottages are approached by a separate driveway leading to a hard tennis court with further letting property beyond and paddock area to the east.

The large indoor swimming pool with automatic humidity control and pool cover with safety rail is an attractive feature of the property.

To the front of the main house is an enclosed lawned garden, privately situated behind a high wall.

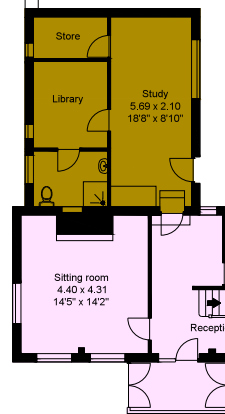
To the north end of the garden is a small plantation of mixed conifer and broad leaf trees.



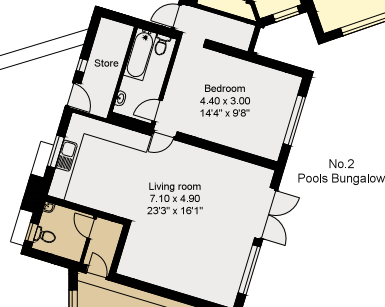




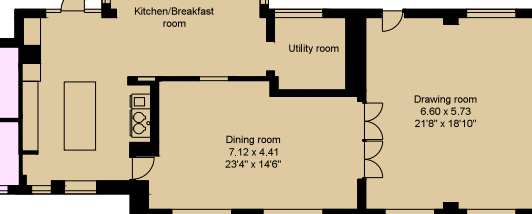
No.1  
Pools Annexe



No.17 Pools Drive  
Ground Floor



No.16 Pools Cottage



Pool Cottages  
Kenilworth



No.15 Pools Lodge



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
1,047 sq m ( 11,270 sq ft )  
© Cotswold Plans Ltd. 01386 430176  
30.3.2015 ma/8230

This plan is a copy of existing drawings and is for guidance only, and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text of the Particulars.



## The Opportunity

Pools Cottages could be bought as an active investment but might also provide a fine family home. The property may be suitable for further development (subject to appropriate planning consent) on the tennis court area.

## Services

Mains electricity and water are connected to the property. Private drainage system. Oil fired central heating. Internal telephone exchange. Building security system.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Directions (CV8 2JW)

From the M40 (J15) take the A46 north signed Coventry. Leave at the exit signed University of Stoneleigh. Turn left, and fork left onto Stoneleigh Road. Proceed approximately 1 mile and at the first set of traffic lights turn left onto Kenilworth Road. Take the first right hand turning into Crackley Grange Road continue for approx. 2 miles through open farmland. At the end of the lane turn right and Pools Cottages will be found on the right hand side, set back behind a wall.

## Terms

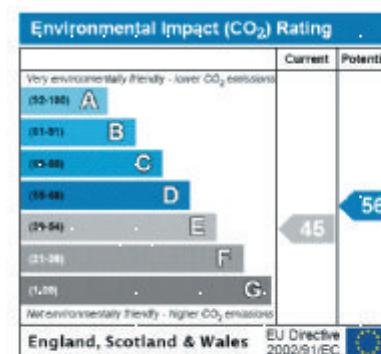
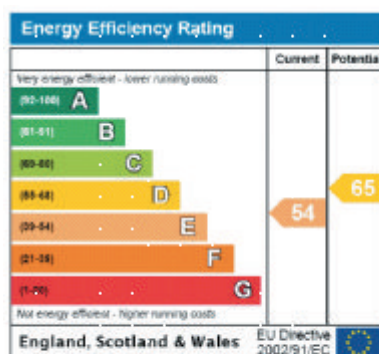
Tenure: Freehold

Local Authority: Warwick District Council, Telephone: 01926 450 000

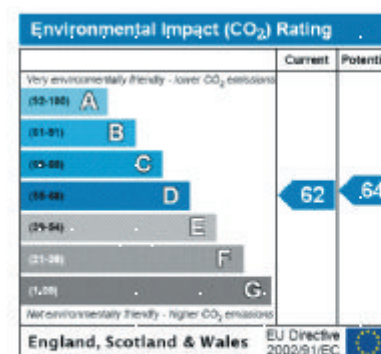
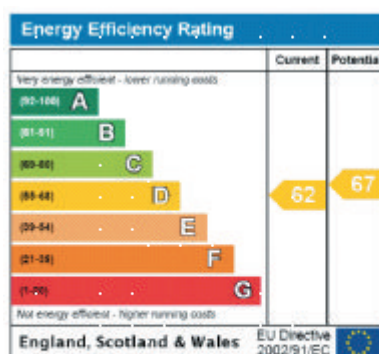
## Viewing

Strictly by appointment only through the agents.

EPC Main House



EPC Apartments



## Schedule of Lettings for Pools Cottages, Kenilworth



No.	Unit	Type	Beds	Rent PCM	Rent p.a.	Tenancy Details	Parking
1	Pools Annex	Apartment	1 bed	£1,000	£12,000	AST	Yes
2	Pools Bungalow	Apartment	1 bed	£1,000	£12,000	AST	Yes
3	Pools Retreat	Apartment	1 bed	£1,000	£12,000	AST	Yes
4	Pools Cabin	Apartment	1 bed	£950	£11,400	AST	Yes
5	Development opportunity (STP)	Apartment	1 or 2 bed			AST	Yes
6	Pools Gate	Duplex Apartment	1 bed	£1,000	£12,000	AST	Yes
7	Pools Yard	Duplex Apartment	1 bed	£1,000	£12,000	AST	Yes
8	Pools Folly	Duplex Apartment	1 bed	£1,000	£12,000	AST	Yes
9	Pools Studio	Apartment	Studio	£950	£11,400	AST	Yes
10	Pools View	Apartment	1 bed	£1,000	£12,000	AST	Yes
11	Pools Escape	Apartment	1 bed	£1,000	£12,000	AST	Yes
12	Pools Den	Apartment	Studio	£750	£9,000	AST	Yes
13	Pools Spa	Leisure centre	Potential for Development (STP) for 3 bedroom dwelling			AST	Yes
14	Development opportunity (STP)	Apartment	1 or 2 bed			AST	Yes
15	Pools Lodge	Duplex Apartment	2/3 bed	£1,500	£18,000	AST	Yes
16	Pools Cottage	Duplex Apartment	3 bed	£3,500	£42,000	AST	Yes
17	Pools Drive	Duplex Apartment				AST	
18	Pools Shed	Apartment	Studio	£350	£4,200	AST	Yes
				<b>£16,000</b>	<b>£192,000</b>		

\* Please note that some AST agreements are currently 3 month rolling tenancies

\* Please note, this is a Pricing Exercise. It has been produced as an informal document for illustration and discussion purposes only.

\* It does not constitute a valuation or appraisal and must not be construed or relied upon as such.

\* The prices/rents indicated, have been based upon certain General Assumptions (as listed), together with information provided at the time by third parties, e.g. architects plans/drawings, accommodation schedules, specification details etc.

\* These details may be incomplete and subject to change and have not been verified by Knight Frank.