



Sanderson
Weatherall

**Freehold Vacant Former Care Home
with Redevelopment Potential**

For Sale

► **116 Marshall Lake Road
Solihull
B90 4PW**



FOR SALE

0.34 Acres
Auction Guide Price: £650,000 – £680,000



DESCRIPTION

The property comprises a former 29 bed care home, occupying a substantial corner plot extending to 0.34 acres (1,384 sq m) and prominently situated at the junction of Marshall Lake Road and Cranmore Road.

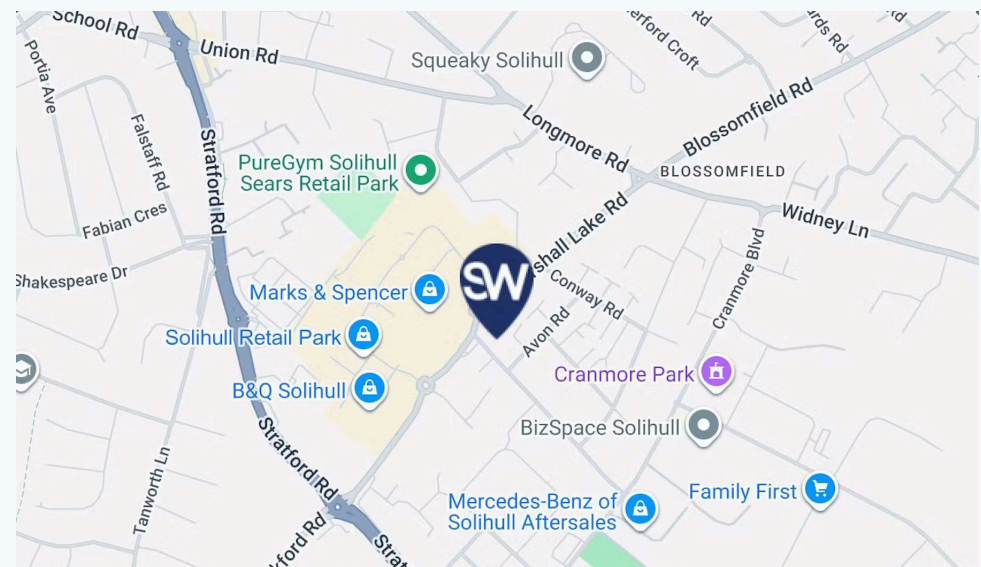
The property is of two storey brick construction surmounted by a pitched tile clad roof and is in a dilapidated condition; having suffered from fire damage and vandalism with significant repair and refurbishment required to return the property to a habitable condition.

The property forms part of a highly regarded mixed use area containing a range of good quality residential dwellings.

LOCATION

The property is located at the junction of Marshall Lake Road and Cranmore Road, directly opposite Sears Retail Park which includes M&S, Next and Boots.

The property lies within 0.25 miles of the Stratford Road (A34) which provides direct access to Shirley Shopping Centre and the M42 Motorway at Junction 4.



116 MARSHALL LAKE ROAD

MORE DETAILS

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PLANNING

Planning consent was granted for change of use from residential to Nursing Home for the elderly on 6th January 1986 and therefore the current C2 use (Residential Care Home) is duly established.

The site provides scope for demolition and redevelopment of the existing premises and may be suitable for a variety of residential or commercial uses, and all interested parties must satisfy themselves by contacting the local planning department at Solihull Council to discuss any proposed redevelopment schemes.

PRICE

The property is being offered for sale via Cottons Auction on 9th September 2026 with a Guide Price of £650,000 – £680,000

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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