



FOR SALE IN **TWO LOTS**

TOTAL 25.1 ACRES
OF
AGRICULTURAL LAND

Lot 1

Acreage: 0.64 of
Permanent Pasture



Lot 2

Acreage: 24.46 of
Arable land

Catherine-de-Barnes Lane
Catherine-de-Barnes
Solihull
West Midlands
B92 0DJ
Lot 1 - £ 15,000
Lot 2 - £295,000



Directions

The land is situated to the north of the B4102 Hampton Lane and to the west of the B4438 (Catherine-de-Barnes Lane). It is situated to the south of the A45 Coventry Road.

Location

Catherine-de-Barnes is a small semi-rural village located between Solihull Town (1.5 miles to the south west) and Birmingham International Station (2 miles to the north).

Access to the M42 (junction 6) is approximately 1 mile. Birmingham NEC and Birmingham International Airport are situated approximately 1.5 miles from the ground.

The Land

The land extends to 25.10 acres (10.15) ha and is edged red on the attached plan. Lot 1, east of Catherine-de-Barnes Lane extends to 0.64 acres of permanent pasture. Lot 2, west of the lane, extends to 24.46 acres of arable land.

Planning

The land is in the green belt between Solihull and Meriden and just south of the expanding Birmingham Airport and would appear to have long term development hope value subject to planning.

Single Farm Payment

The land is registered for Basic Payment purposes and are included in the sale. These will be transferred by the outgoing tenant, direct.

Tenure

The freehold of the land is for sale and to the agent's best knowledge there are no lease agreements in place. The sporting and mineral rights are owned and are included within the freehold sale.

Rights of Way and Easements

The land is subject to all existing rights of way and easements.

Clawback Provisions

Under the clawback reserve the purchaser will be required to pay 30% of any enhanced value arising from planning consent for development of any part of the purchased land. The clawback provisions will be restricted to 50 years from the date of completion of the purchase.



Highways

Highways England are consulting on options for improvements to Junction 6 of the M42 and of the options, one may have an effect on the eastern side of the land.

Information is available via www.highways.gov.uk/m42-j6. This in fair may be both beneficial for access and the longer term development potential.

Local Authorities

Solihull Metropolitan Borough Council

Council House
PO Box 18
Solihull
B91 9QS

Tel: 0121 704 6000

Fax: 0121 704 6114

Email: connectcc@solihull.gov.uk

Severn Trent Water Ltd: 2297 Coventry Road, Birmingham B26 3PU
Central Networks, Herald Way, Pegasus Business Park, Castle Donington, Derbyshire DE74 2TU.

Plans, Area and Schedules

These are based on the ordnance survey and are for reference purposes only. They have been checked and computed by use of a planimeter the vendor's agents but the purchaser should be deemed to have satisfied themselves as to the description and the extent and acreage of the property.

Viewing

The Land is available to view until sold. Please ensure that a set of sales details are taken with you whilst viewing. All viewings are undertaken at potential purchasers' own risk. No dogs whatsoever are allowed on the property and all gates must be left as found.

Agent

Nicholas P Barlow
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Packington Hall
Meriden
Warwickshire
CV7 7HF

Tel: 01676 522552

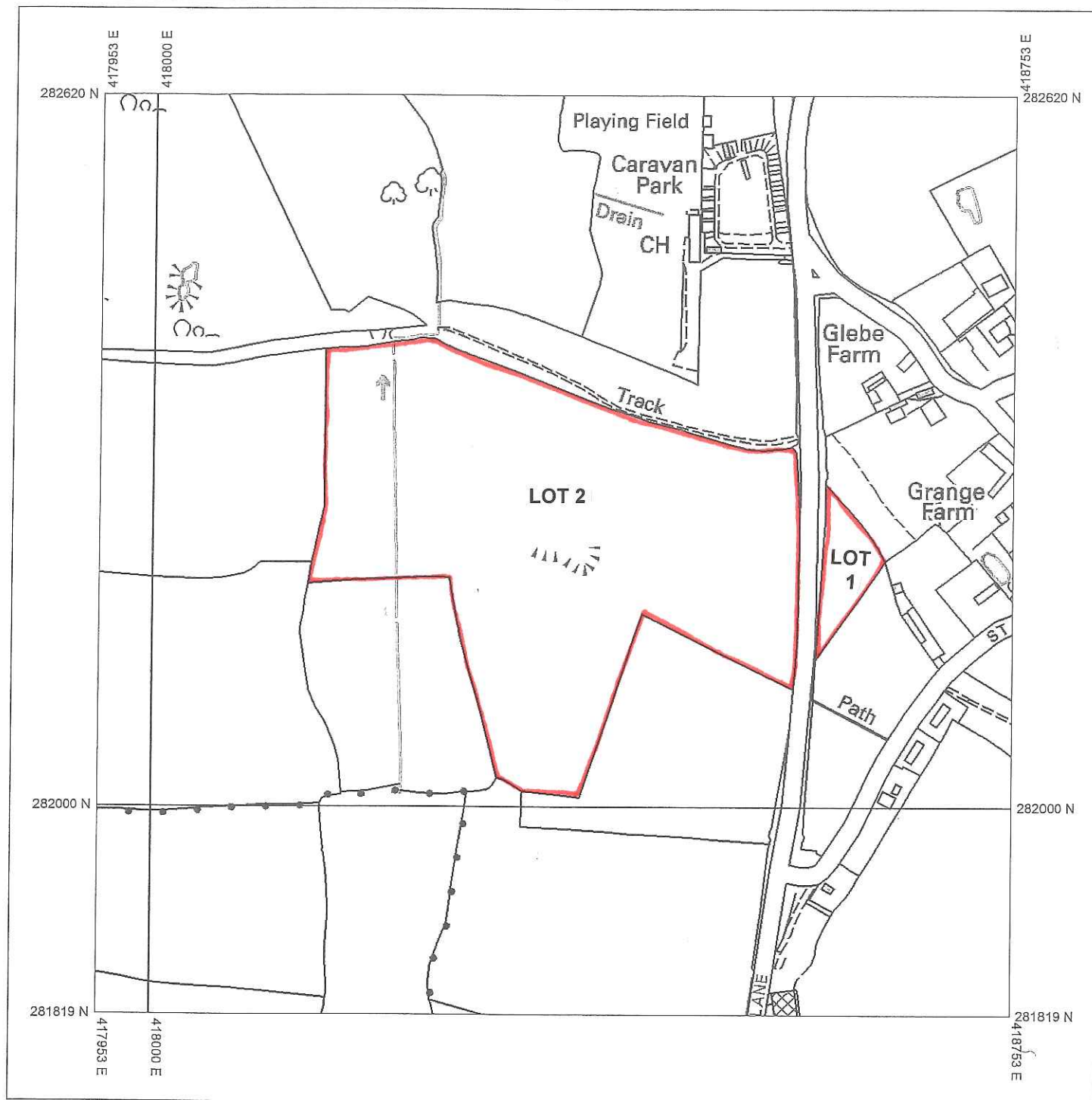
Email: nick@packingtonestate.co.uk



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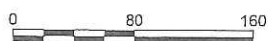
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Scale 1:5000

Supplied By: Birmingham Business & Law

Serial number: 001154048

Plot Centre Coordinates: 418353, 282219