





## Property Description

A quite exceptional opportunity to create a fantastic individual family residence in the heart of greenbelt countryside. Full planning approval has been granted (Solihull.Gov.UK Planning Portal ref. PL/2023/00106/PPFL) to develop an existing Dutch barn into a six-bedroom with four bathroom domestic property of 235 sq m or say 2,500 sq ft

## Description

Nestled within boundaries of mature hedgerow, the site extends to approximately half-an-acre of freehold land. The orientation and position of the barn provides for excellent access and a south-facing aspect towards open countryside. Access is via an independent gateway off Back Lane – a little over one-third of a mile from Four Oaks crossing on the Berkswell Road. From this point both Berkswell and Meriden villages are just a mile away in each direction.

The site is not connected to but has access to mains electric supply, mains water supply and fibre telephone connection nearby.

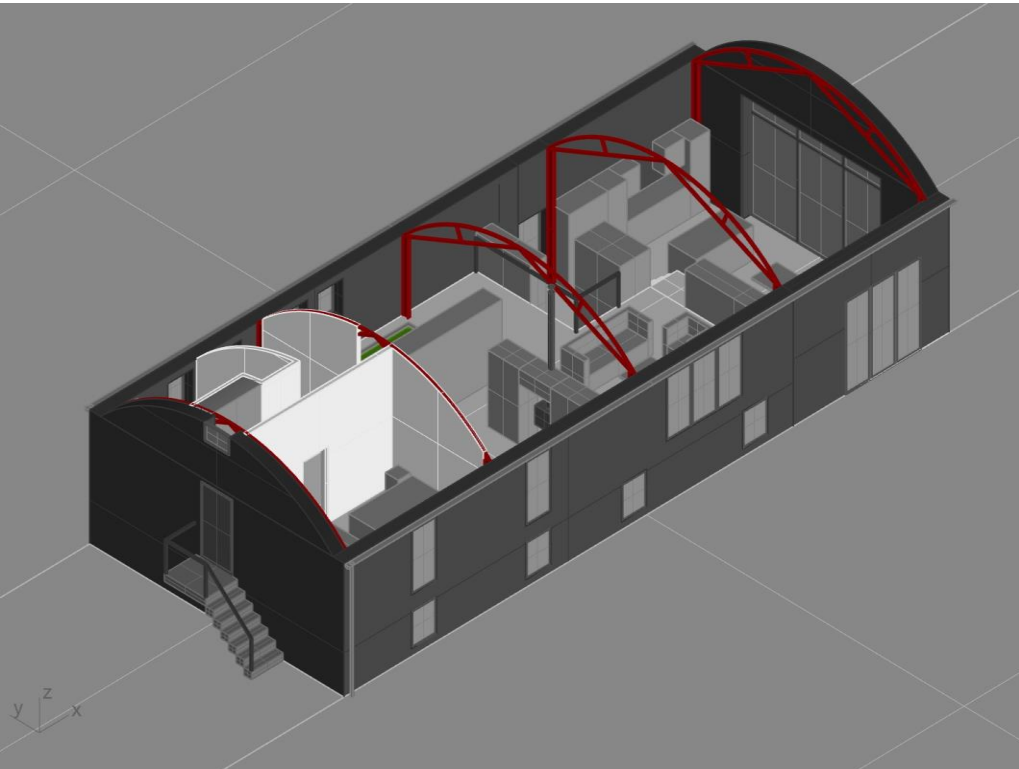
Please note that these boundaries are shown for indicative purposes only and may be subject to slight alteration.

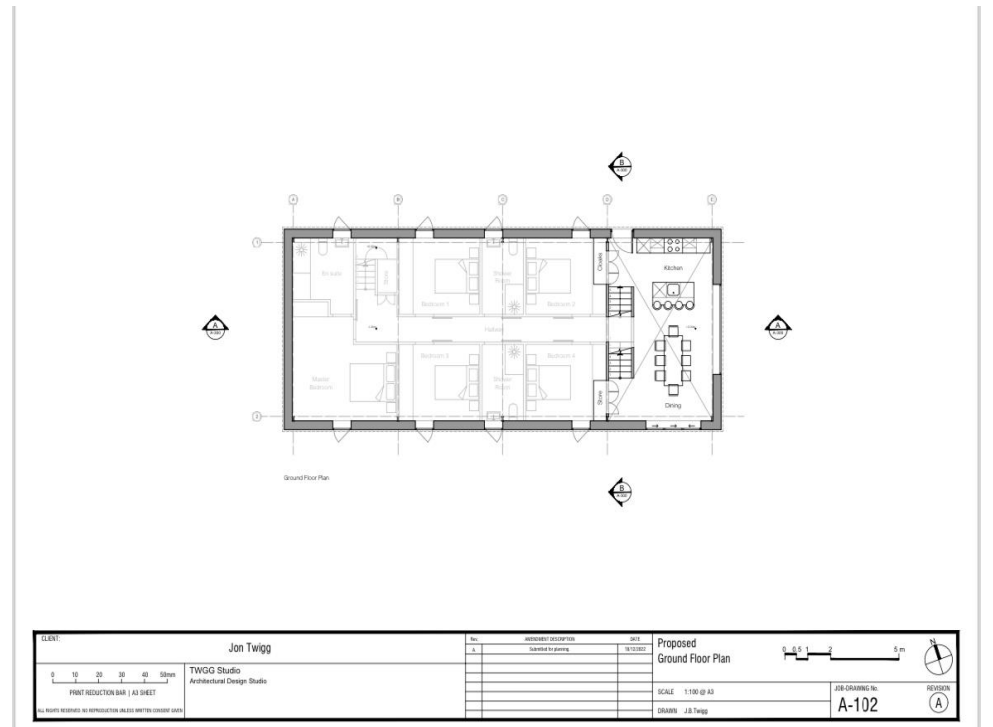
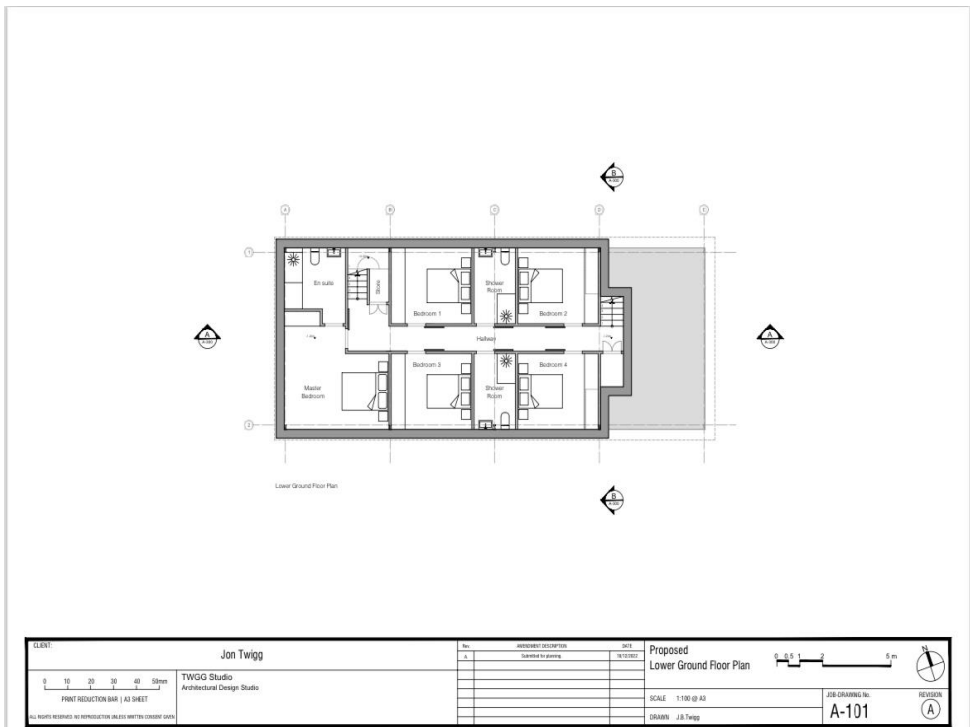
Method Of Sale – The land will be sold freehold and vacant possession will be available on completion.

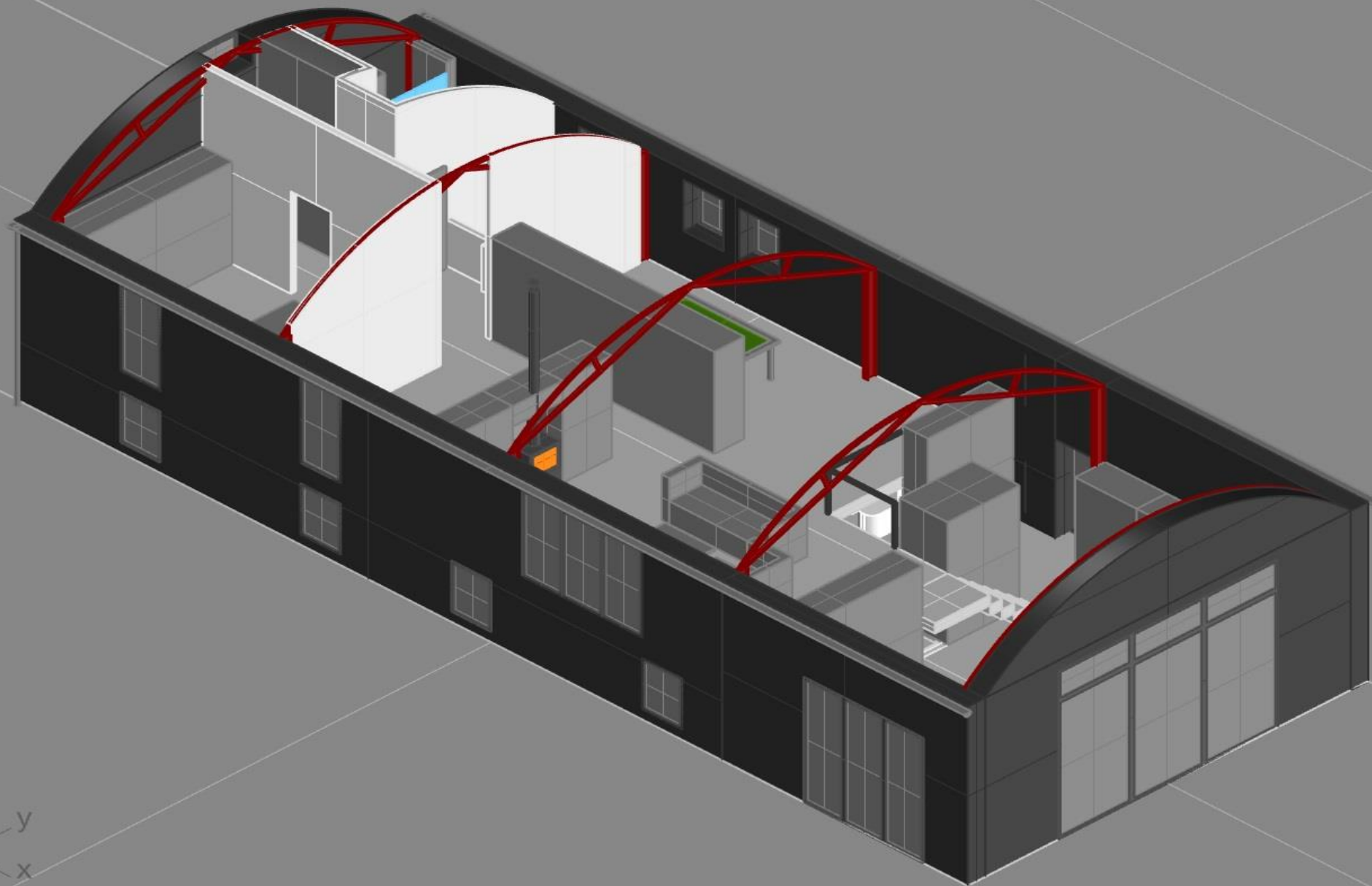
Vat – The vendor has not opted to tax so there will be no VAT payable on the purchase price.

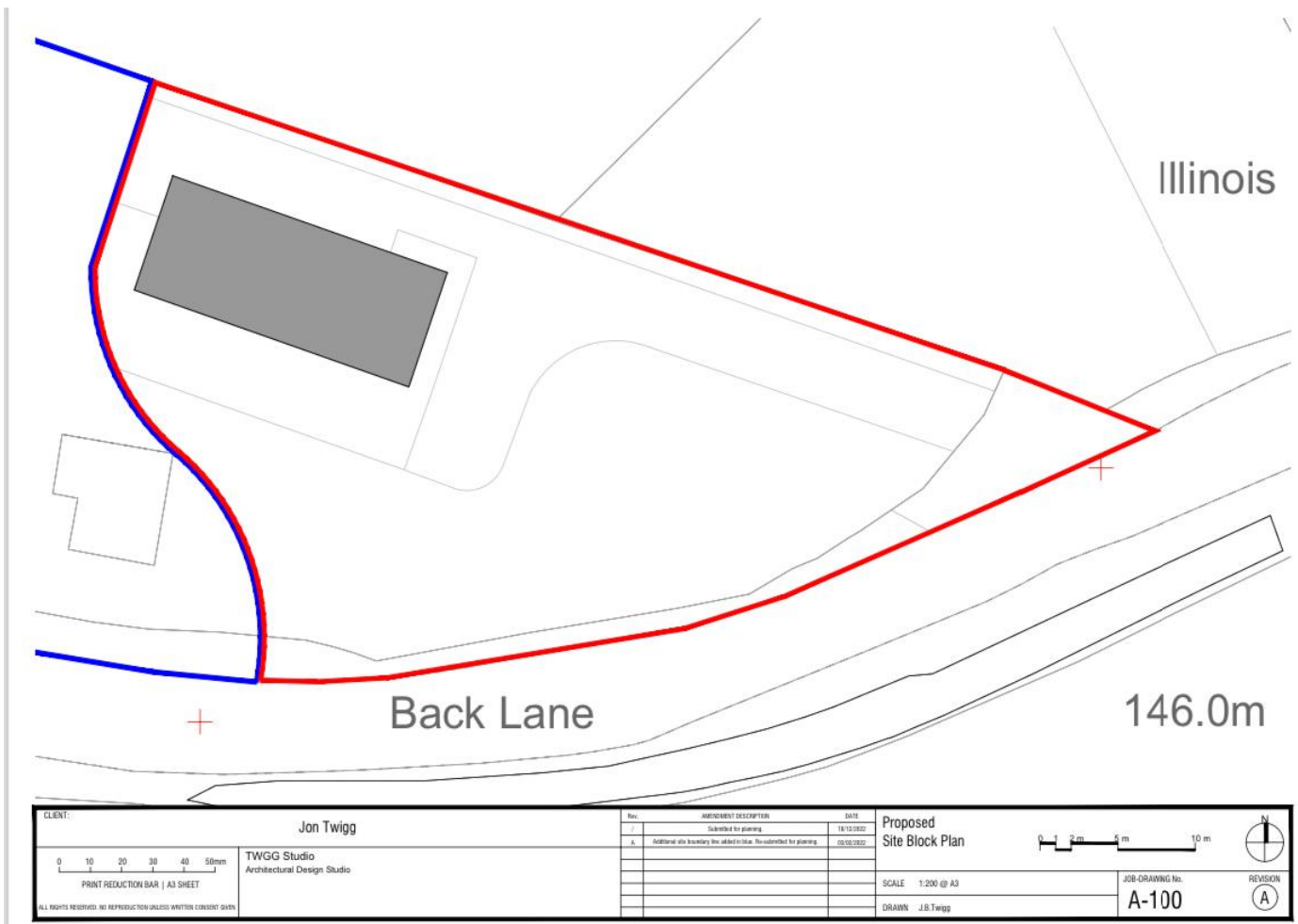
Viewing – By prior agreement with the agents

Local Authority – Solihull Metropolitan Borough Co









To view this property please contact Atkinson Stilgoe on

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**E info@atkinsonstilgoe.co.uk**

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 Solihull CV7 7FF

**EPC Rating: Exempt**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL105953](https://atkinsonstilgoe.co.uk/Property/BAL105953)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BAL105953 - 0019