



Heronbank Farm Development
Nailcote Lane | Berkswell | Warwickshire | CV7 7DE

FINE & COUNTRY

Step inside

Heronbank Farm Development

Discover Your Dream Development in Berkswell Village

Unlock the potential of Heronbank Farm Buildings – an exclusive opportunity to create bespoke homes in the heart of sought-after Berkswell. Planning approval has already been secured for the conversion of five agricultural barns and a brick barn, this unique project promises the perfect blend of rural charm and contemporary living.

Set against the backdrop of Nailcote Lane, the site offers privacy and seclusion and is accessed via its own private drive. Each barn presents generous potential living space, ripe for customisation and modernisation to suit your lifestyle needs.

Infrastructure essentials are already in place, including phase 3 electric supply, mains gas, and water connections; the ducted underground telephone cables will ensure seamless connectivity for modern living. Mains sewerage is located in Nailcote Lane; connection through the paddock is negotiable with the land owner.

Embrace the allure of Berkswell – a tranquil rural village escape from the hustle and bustle, conveniently close to modern amenities and transport links. Don't miss your chance to be part of this exclusive project and create the home of your dreams.

Enquire now to seize this rare opportunity and embark on a journey of transformation in Berkswell.

- Rare Opportunity: Transform Five Disused Agricultural Barns & A Brick Barn Into Bespoke Homes In The Sought-After Location Of Berkswell.
- Planning Consent: Secure Planning Approval PL/2023/00826/PNCUDW & PL/2023/01743/PNCARG For Conversion Under Class Q And Class R, Ensuring A Smooth Development Process.
- Prime Location: Enjoy Rural Tranquillity With Convenient Access To Nailcote Lane Via a Private Drive, Offering Privacy & Seclusion.
- Generous Space: Each Agricultural Barn Boasts A Footprint Of Approximately 1,200 Square Feet, While The Brick Barn Offers Around 1,400 Square Feet Of Potential Development Space.
- Infrastructure Ready: Benefit From Phase 3 Electric Supply, Mains Gas & Water Connections Already In Place, Streamlining The Development Process.
- Connectivity: Ducted Underground Telephone Cables To One Building Ensure Modern Connectivity For Future Residents.
- Versatile Use: Explore The Potential For Diverse Uses, From Family Homes To Boutique Residences, Catering To Various Lifestyle Preferences.
- Exclusive Lifestyle: Embrace The Charm Of Rural Living In Berkswell Village, While Enjoying The Convenience Of Modern Amenities And Connectivity.
- Tenure: Freehold | Council Tax Band: G

Rare Development Opportunity in Coveted Berkswell Village

Discover the potential of Heronbank Farm Buildings – a once-in-a-lifetime chance to create five bespoke homes in the heart of Berkswell. With planning consent already secured for the conversion of former poultry sheds and a brick barn, this unique project offers the potential perfect blend of rural tranquillity and modern living.

Set against the backdrop of Nailcote Lane, the site boasts its own private drive, ensuring privacy and seclusion for future residents. Each of the five agricultural barns presents a footprint of approximately 1,200 square feet, while the single-storey brick-built barn offers around 1,400 square feet of space (exact measurements to be confirmed).

While the buildings haven't been used in recent years, the infrastructure is in place for a seamless transition to new homes. Phase 3 electric supply, mains gas, and water connections are readily available, although sewerage provisions will need to be arranged. Additionally, ducted underground telephone cables already service one of the buildings, ensuring modern connectivity for residents.

It's worth noting that while three of the buildings are roofed with asbestos-containing sheets, this presents an opportunity for renovation and modernization, adding to the allure of this rare development.

Don't miss your chance to be part of this exclusive project, marrying the charm of rural Berkswell with the allure of bespoke modern living. Enquire now to embark on this exciting journey of transformation.

Location

The property is located in the Village of Berkswell, set in a semi rural area close to the open countryside. The site itself is diagonally opposite Nailcote Hall Hotel with its Cromwell Golf Club and Course (home to the British Par 3 Championships & the British Par 3 Championship Qualifiers); it also houses a Leisure Centre with a gym and pool. Tile Hill Train Station is only a short walk of 0.8 miles giving direct access to Solihull, Coventry, Birmingham and London Euston. The location also allows excellent road and rail access with close proximity to Birmingham International Airport. Berkswell also benefits from a well-regarded Church of England Primary School (Ofsted rated 'Outstanding'), a church, café, pub, Berryfields Barn Cafe/Restaurant/Farm Shop, and a significant number of local leisure amenities, including cricket, tennis, rugby and golf. Balsall Common is located only 1.5 miles from the site and has a thriving village centre with a wide variety of shops, supermarkets, pubs and restaurants as well as a secondary School, doctors Surgery and a Dentist.









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Services, Utilities & Property Information

Utilities Mains electricity, water and gas are connected.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 25 Mbps and highest available upload speed 2 Mbps.

Agent's Note - Three buildings have been identified as containing asbestos sheets which will require specialist removal

Tenure - Freehold

Directions - My3Words: friday.snow.help | Postcode: CV7 7DE

Local Authority: Solihull Metropolitan Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Graham Howell at Fine & Country Coventry on 02476-500015 or 07972-616405

Website

For more information visit www.fineandcountry.co.uk/coventry-estate-agents

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By Appointment Only



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