



Stoke End Farm Middleton Lane,

Middleton, Tamworth, B78 2BN

Asking price £2,250,000



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- **10 acres of land**
- **Menage, stables and paddocks**
- **5 bed farm house**
- **3 bed bungalow**

Stoke End Farm is situated in a sought-after location and within easy reach of Middleton Village.

The Belfry Golf Club is 2 miles away which hosts several restaurants, bars, events, a leisure club and The Belfry Spa. With three golf courses, including The Brabazon and PGA National which are recognised as world-class, having previously hosted The Ryder Cup more than any other venue in the world and home to this years Betfred British Masters.

On site there is a floodlit, Olympic size, all weather horse arena together with a new stable block and paddocks. These facilities can also be accessed through a separate entrance on Middleton Lane.

It is conveniently situated very near to a variety of roads such as the M42, A38 and M6 Toll, ideal for those who need to commute. Taking the M42 Southbound for about 10 miles and you are in easy reach of the NEC, Birmingham Airport, Birmingham International and HS2, offering a variety of transport links across the UK and abroad. In just over 5 miles in either direction is Coleshill Parkway and Tamworth Railway Station.

Stoke End Farm is situated within catchment for a variety of good and outstanding primary and secondary schools who regularly achieve above average performance in progression

- **Planning permission for a 4 bed barn conversion**
- **Planning permission for a 6 bed new build**
- **3 golf courses nearby**
and attainment 8 measures.

Just over 5 miles away is Ventura Park which offers a wide variety of shops ranging from high street names, designer brands to small independent boutiques. It also offers an excellent selection of dining experiences too.

Stoke End Farm is an ideal location if you want to live in the countryside but still have easy access to all local amenities.

HS Homes are proud to present this fantastic opportunity to purchase up to 10 acres of land situated in the sought after area of Middleton.

The land comes with a 5-bed detached farmhouse with its own private front and rear garden and a unique and luxurious 3-bedroom, barn style conversion which is currently on the market at just under £800,000.

Further planning permission granted, along with drawings, for a further 2 dwellings on site.

The first dwelling is a 4-bed detached barn conversion which will be marketed at around £1,000,000 and the second dwelling which is a 6-bed detached new build which will be marketed at around £1,400,000

The development is set behind secured gates on a private courtyard off Middleton Lane.



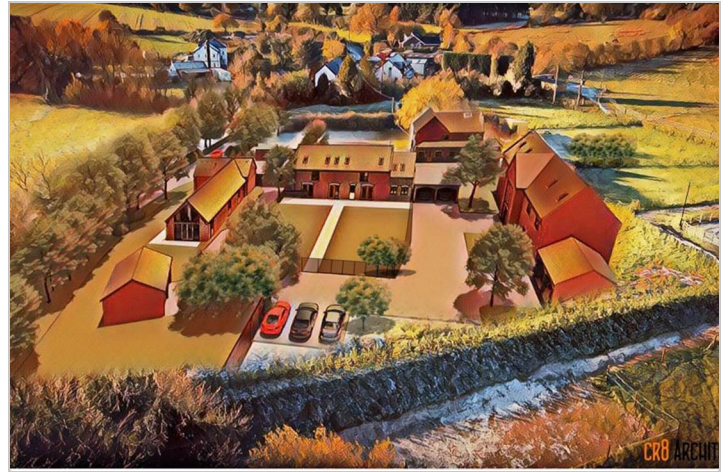
Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

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