



**The Stables,  
Norton Green Lane, Knowle, Solihull, B93 8PJ**

**Guide Price £250,000+ (Plus Fees)**



***This opportunity to create an individual detached property with surrounding pastureland will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 17th June 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (//glance.dance.rival).***

## Introduction

Planning permission was granted on appeal, dated 3rd February 2025 (appeal reference APP/Q4625/W/24/3347622,) giving planning permission for the conversion of former stables to a single dwelling in accordance with the terms of the application reference PL/2023/02254/PPFL (subject to conditions). The approval is for the construction of an access drive together with a parking/turning area and the conversion of the existing stable block, formerly part of a more extensive complex of Victorian 'model' farm buildings, stables and barns, including stallion and foaling boxes, to the substantial adjoining property, Norton Grange.

The property enjoys easy access to the M42 (J4 and J5) and the M40 motorway (J16). There is a railway station at Dorridge, with fast trains to both Birmingham Moor Street and Snow Hill, and southwards to London (Marylebone). Birmingham International Airport, Railway Station and future HS2 travel hub are all close by.

Birmingham city centre lies some 8 miles to the north, Solihull town centre some 4 miles distant, whilst Coventry, Warwick and Stratford upon Avon are all within easy driving distance.

The existing property comprises a detached brick former stable building under a pitched clay tiled roof, set back on the plot, overlooking its own land.

The property, when converted, is planned to provide an open plan kitchen, dining and lounge area, with WC off. Stairs to a first-floor landing with double bedroom and en suite bathroom, all contained within the existing structure.

## The Land

The land, which lies within two distinct enclosures, extends to approximately 0.97 acres (0.39 ha), with frontage to Norton Green Lane and access off the drive to Blue Lake Cottage. The land is bounded in part by mature hawthorn hedging, with a number of mature hedgerow trees, together with former parkland trees within the southernmost paddock.

## GENERAL INFORMATION

### Services

Prospective purchasers should make their own enquiries with the appropriate utility companies with the verification as to the availability, or otherwise, of services.

### Authorities

Solihull Metropolitan Borough Council  
([www.solihull.gov.uk](http://www.solihull.gov.uk))  
Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))  
National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))

### Tenure & Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 15th July 2025 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum of £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, which is to be paid whether the property is sold in the room on the night, prior to or post auction.

### Rights of Way & Easements

The property is subject to all rights of way and easements that may exist.

### Boundaries & Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

### Sporting & Mineral Rights

Sporting and mineral rights, where owned, are included in the sale of the freehold.

### Plans

Plans shown are for identification purposes only.

### Viewing

Strictly by prior appointment and accompanied only by the auctioneers, Earles (01564 794343).

### Vendor's Solicitors

A full auction pack is available from the vendor's

solicitor:

Wallace, Robinson & Morgan  
4 Drury Lane  
Solihull  
B91 3BD

Acting: Tim Langford

Email: [TimLangford@wallacerobinson.co.uk](mailto:TimLangford@wallacerobinson.co.uk)

Tel: 0121 705 7571

### Directions

From Solihull, The M42 (J5) and the north, take the A4141 Warwick Road into and through Knowle. After approximately half a mile, at 'Rotten Row' and at the sharp left hand bend, go straight on into Norton Green Lane. After approximately half a mile the property will be found on the right hand side, as indicated by the 'Earles' auction boards.

From the A3400 Stratford Road and the south, in Hockley Heath take the B4101 Aylesbury Road into Dorridge, pass under the railway bridge on Grange Road, turning immediate right towards Dorridge railway station, and take Dorridge Road to the end. Turn right onto Blue Lake Road and after approximately 100 yards turn left into Norton Green Lane, where the property will be found on the left hand side after approximately 300 yards, indicated as above.

Postcode: B93 8PJ

What3Words: breakfast.dated.snatched

### Conditions of Sale

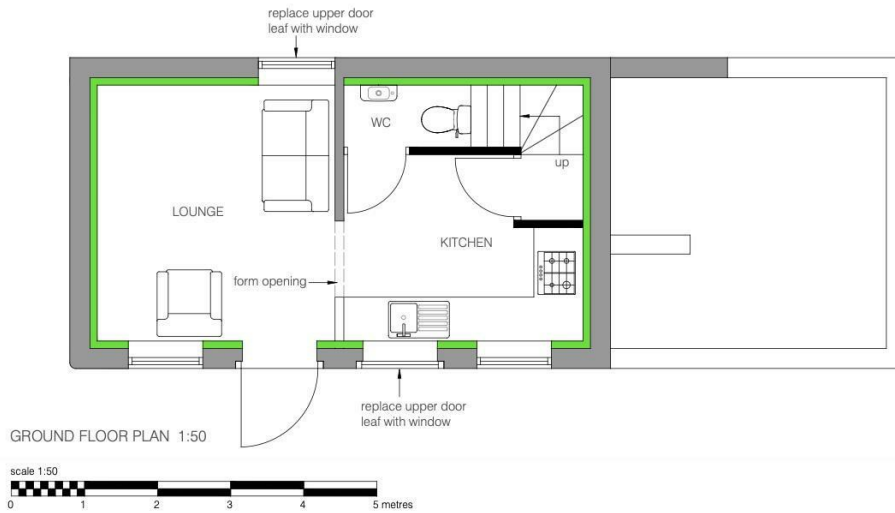
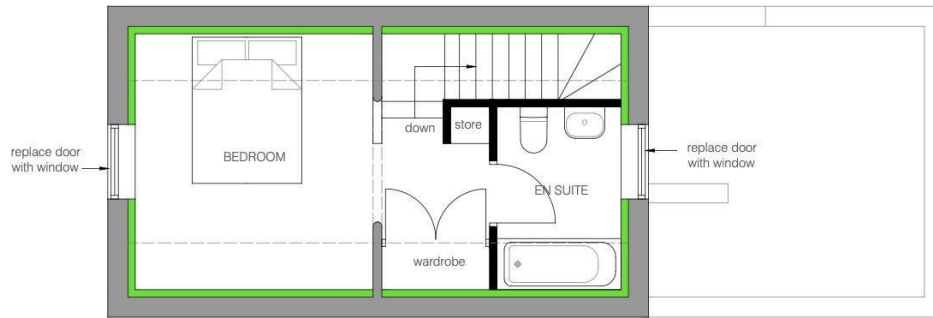
The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

## Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

## Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition). It should be noted that the family of a Consultant to Earles has an interest in the property.



Please note that these drawings were prepared from a survey by others and are for planning purposes only. They are not to be relied upon for any other use.

revisions

project CONVERSION OF STABLE TO DWELLING.  
BLUE LAKE COTTAGE, NORTON GREEN LANE, KNOWLE, SOLIHULL B93 8PJ

client MR. DAVY

drawing title PROPOSED ELEVATIONS, FLOOR PLANS & SITE PLAN

date 11.10.2023

scale as shown  
@A2

drawing no. 476.03

**htp**  
hancoktownplanning

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Tel: 01926 843101 Mobile: 07881 618621  
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## Appeal Decision

Site visit made on 13 November 2024

by **M Clowes BA (Hons) MCD PG CERT (Arch Con) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 03 February 2025

**Appeal Ref: APP/Q4625/W/24/3347622**

**Stables, Norton Green Lane, Solihull B93 8PJ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr John Davy against the decision of Solihull Metropolitan Borough Council.
- The application Ref is PL/2023/02254/PPFL.
- The development proposed is the conversion of former stables to a single dwelling.

### Decision

1. The appeal is allowed and planning permission is granted for the conversion of former stables to a single dwelling at Stables, Norton Green Lane, Solihull B93 8PJ, in accordance with the terms of the application Ref PL/2023/02254/PPFL and the plans submitted with it, subject to the conditions in the attached schedule.

### Applications for Costs

2. An application for costs was made by Mr John Davy against Solihull Metropolitan Borough Council. This application is the subject of a separate decision.

### Procedural Matters

3. An amended block plan was submitted with the appeal documentation. It seeks to reduce the width of the proposed access track and therefore the site edged red, to address the concerns of the Council with regard to the suggested inappropriateness of the proposed development. In doing so it reverts back to previous dimensions for the track considered by a previous Inspector<sup>1</sup>. The amendment seeks a reduction in the width of the proposed access track, there are no interested party representations and the Council has had the opportunity to comment on this matter during the appeal process. Thus, I am satisfied no party would be prejudiced in the acceptance of this drawing. For the avoidance of doubt, I have determined the appeal against drawing number 476.03B proposed elevations, floor plans and site plan.
4. In December 2024, the Government published a revised National Planning Policy Framework (the Framework). The parties were asked for their views on the amendments and I have taken the responses received into account in coming to my decision.

<sup>1</sup> As shown in drawing number 101 74 02 Rev E as considered during the determination of planning appeal APP/Q4625/W/16/3160260.