



Development site with planning permission at Balsall Farm, Balsall Common CV7 7AW



HOWKINS & HARRISON

# Land at Balsall Farm, Magpie Lane, Balsall Common CV7 7AW

Preliminary details

An exciting opportunity to purchase a well-located rural development site with full planning permission for the construction of four dwelling houses

In all approximately 0.44 acres

## Features

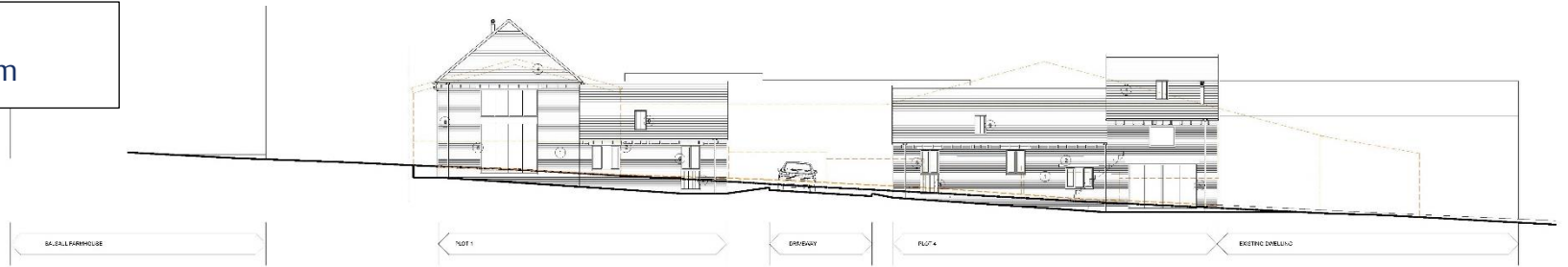
- Views over open countryside
- Full planning permission for four dwellings
- Excellent transport links
- Rural location

## Travel Distances

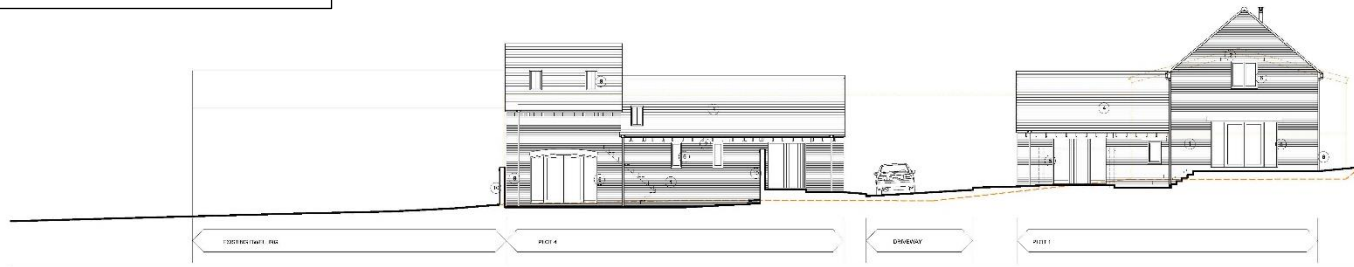
- Balsall Common – 1.5 miles
- Berkswell Railway Station (Birmingham New Street 18 mins) – 2 miles
- M42, J5 – 4.5 miles
- Birmingham International Airport – 6 miles
- NEC & Birmingham International Railway Station (London Euston 70 mins) – 6.5 miles
- Coventry – 9 miles
- Central Birmingham – 15 miles



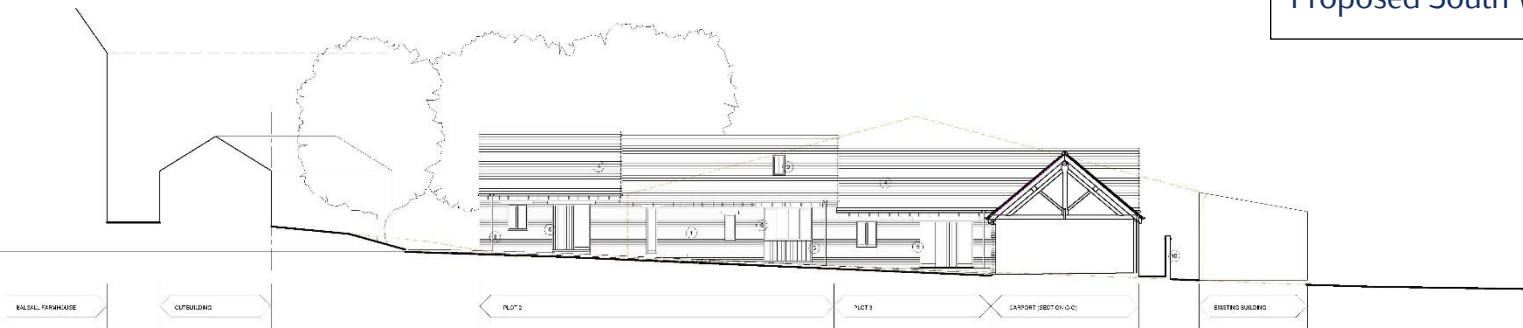
Proposed Elevations –  
Development Site at Balsall Farm



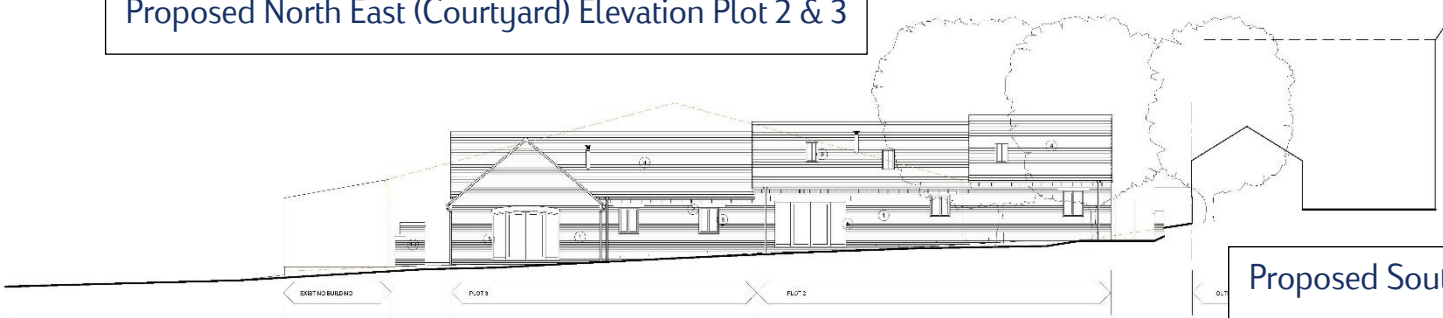
Proposed North East Elevation Plot 1 & 4



Proposed South West Elevation Plot 4 & 1



Proposed North East (Courtyard) Elevation Plot 2 & 3



Proposed South West Elevation Plot 3 & 2



## Location

The site is in a rural location, approximately 1.5 miles from the centre of the large village of Balsall Common and approximately 9 miles west of Coventry. The site benefits from excellent commuter transport links with Junction 5 of the M42 approximately 4.5 miles to the west and Junction 4 of the M6 approximately 6.5 miles to the north. The railway station at Berkswell, on the edge of Balsall Common itself, has services to Birmingham New Street in 18 minutes, Coventry in 10 minutes and London in 1 hour 45 minutes.

Birmingham International Airport and the proposed HS2 interchange at the NEC are approximately 6 miles to the north. Trains from Birmingham International Railway Station to London Euston currently take approximately 70 minutes, with the proposed HS2 journey time being around 40 minutes, making the site an attractive location for commuting to London.

## Description

The site extends to approximately 0.44 acres and has full planning permission for the demolition of the existing agricultural buildings and the construction of four new dwelling houses, comprising two three bedroom and two four bedroom properties, as detailed on the schedule of accommodation below.

Plot 1	1,711 sq. ft.	Four bedrooms
Plot 2	990 sq. ft.	Three bedrooms – single storey
Plot 3	1,227 sq. ft. with additional 204 sq. ft. car port	Four bedrooms – single storey
Plot 4	1,140 sq. ft. with additional 226 sq. ft. car port	Three bedrooms

Total GIA is approximately 5068 sq ft plus the carports.

Each dwelling has been allocated two car parking spaces.

Planning permission was granted by Solihull Metropolitan Borough Council on 12th July 2022 under planning reference PL/2022/00654/PPFL. The conditions relating to the demolition and construction management plan have been discharged, and applications are currently pending to discharge conditions relating to biodiversity, contamination and archaeological investigations. The seller is intending to demolish the existing agricultural buildings at their cost prior to sale.

### Information and Data Room

The planning information is held in our data room.

For access to the data room please contact Catherine Docherty on 01827 721381 or email:

[catherine.docherty@howkinsandharrison.co.uk](mailto:catherine.docherty@howkinsandharrison.co.uk)

### Services

It is understood that the site is connected to mains water and electricity. Purchasers should make their own enquiries as to the availability and adequacy of the services.

### Local Authority

Solihull Metropolitan Borough Council

Telephone: 0121 704 8001

Email: [planning@solihull.gov.uk](mailto:planning@solihull.gov.uk)

### Method of Sale

The site will be sold by private treaty.



## Viewing Arrangements

Strictly by prior appointment only.

Please contact Susannah Leedham at Howkins & Harrison on 01827 721380 or Nick Barlow at Barlow Associates on 01676 522552 to arrange a viewing.

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or their Agents in respect of any error, omissions or misdescriptions.

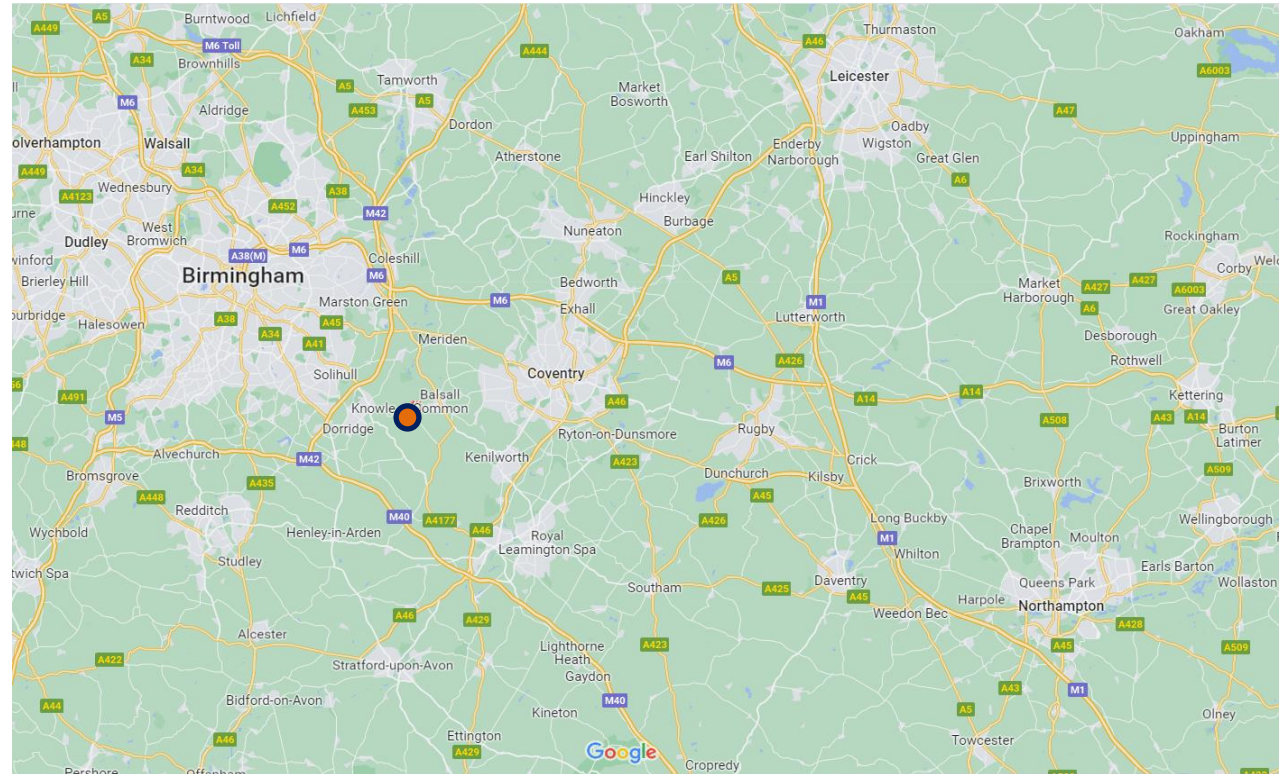
The plan is for identification purposes only and is not to scale.

## Anti-Money Laundering

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g., photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

## What Three Words

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### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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