

MANOR HOUSE FARM

Wishaw, Sutton Coldfield



A FINE DEVELOPMENT OPPORTUNITY

With two dwellings to upgrade, two farm buildings with consent to convert to detached dwellings and planning permission for three further detached houses each of around 3450 sq ft in about 24 acres in a lovely mature rural location.

Summary

Manor House Farmhouse – About 2,930 sq ft

The Gatehouse (The Bungalow) – About 2261 sq ft

Former Farm Shop – About 2,477 sq ft

Barn – with planning consent

Former poultry building – with planning permission

In all about 24 acres

Distances: Central Birmingham 10 miles, Sutton Coldfield 3 miles, Coventry 11 miles, Solihull 14 miles
M42 Junction 2.5 miles, M6 Toll junction 2 miles, Birmingham International Airport/NEC 10 miles
(All distances are approximate)

Manor House Farmhouse: Currently registered as a Care Home | Hall Cloakroom | Study | Drawing room | Dining Hall | Kitchen/breakfast room | Utility room | Lower ground floor with cinema room, games room, bathroom and wine store | First floor gallery landing | Four bedrooms | Three bathrooms, two en suite Attractive gardens and block paved parking.

The Gatehouse (The Bungalow): Entrance Hall | Kitchen/dining room | Sitting room | Conservatory | Utility room | Pantry | Bedroom three and shower room Large first floor landing with principal bedroom with walk-in clothes closet and en suite bathroom | Bedroom two with en suite shower room | Attractive Garden.

Former Farm Shop: Partly converted to a detached dwelling with consent from Birmingham City Council ref 2024/03342/PA for change of use to residential and alterations to elevations dated 12 November 2024 to provide Entrance hall | 27-foot x 26.5-foot kitchen/dining/family room Study | Cloakroom | Utility room | Boot room | Bedroom three with en suite Large first floor landing with two further bedrooms, bathroom and en suite shower room | Storeroom.

Barn: With planning consent from Birmingham City Council ref 2024/03261/PA dated 12 November 2024 for change of use from a storage building to residential and alterations to elevations to provide about 3833 sq ft on three floors to provide ground floor, entrance hall, cloakroom, study, family/cinema room, boot room/utility room, ground floor bedroom with en suite shower room Integral double garage | First floor landing with sitting/dining room with kitchen area off and pantry | Cloakroom | Principal bedroom with en suite bathroom Second floor landing with two further double bedrooms with en suite shower rooms and stores.

Former poultry building: With planning permission by Birmingham City Council ref 2023/02105/PA dated 8th February 2024 to demolish the existing buildings and erect three detached dwellings with associated garages, parking and landscaping to replace with three detached houses of about 3457 sq ft and each to comprise ground floor entrance hall, cloakroom, study, snug, sitting room/playroom, 4' 3" long kitchen/family/dining room, utility room, boot room Attached double garage | First floor gallery landing | Five en suite bedrooms, two with dressing room areas.





SITUATION

Wishaw is a small village in north-west Warwickshire, and the home of The Belfry Hotel and Golf Course and spa, which has hosted the Ryder Cup on four occasions. The village has The Cock Inn public house, Wishaw golf club and St Chads parish church. Wishaw is well placed for access to regional centres and the motorway network.

The highly regarded town of Sutton Coldfield, about 3 miles away, provides an excellent choice of shops, restaurants and schooling, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

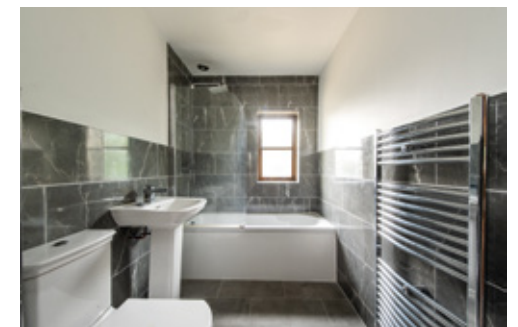
There are several train stations close by, including Butlers Lane and Four Oaks providing access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 15 minutes, and to New Street Station in Birmingham.

Sutton Park offers great scope for walking, golf and a variety of outdoor pursuits.

MANOR HOUSE FARMHOUSE

Manor House Farmhouse was built in 1997, in recent years the house has been used as a care home in a lovely setting. The property will benefit from internal refurbishment to create a lovely family home in a large private garden.

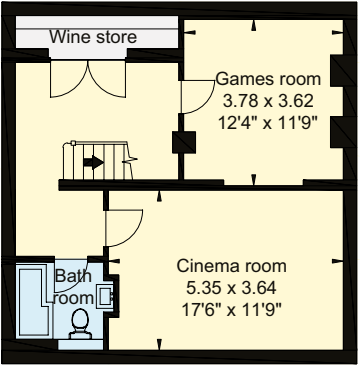




MANOR HOUSE FARMHOUSE

Denotes restricted
head height

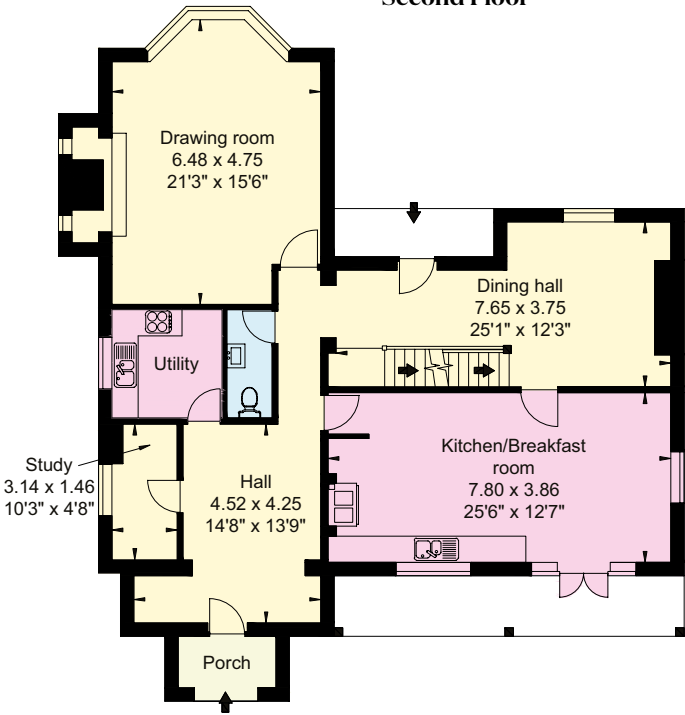
Not shown in
actual location /
orientation



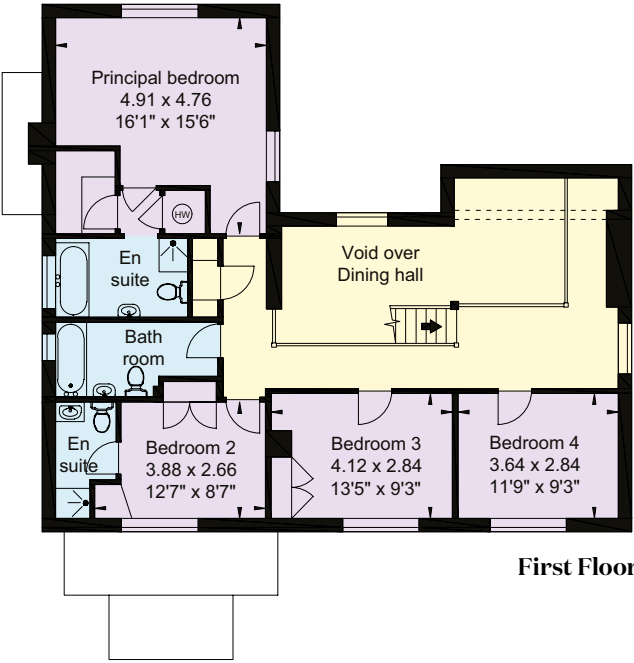
Second Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area
Manor House: 272 sq m (2,930 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





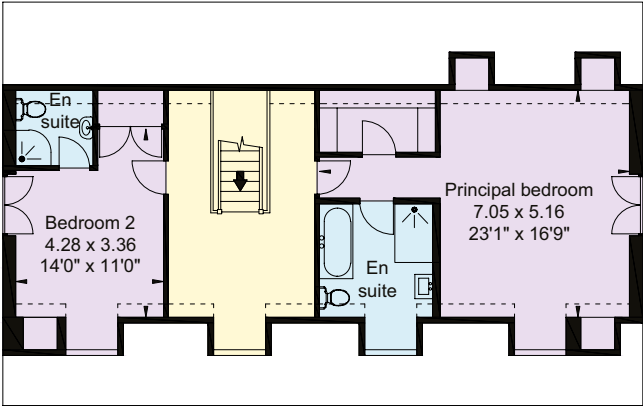
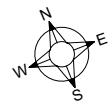
THE GATEHOUSE

The Gatehouse is a detached chalet bungalow, currently occupied by the vendors, with three generous bedrooms, one on the ground floor, with a large kitchen/dining room with a sitting room off and a south-facing conservatory.

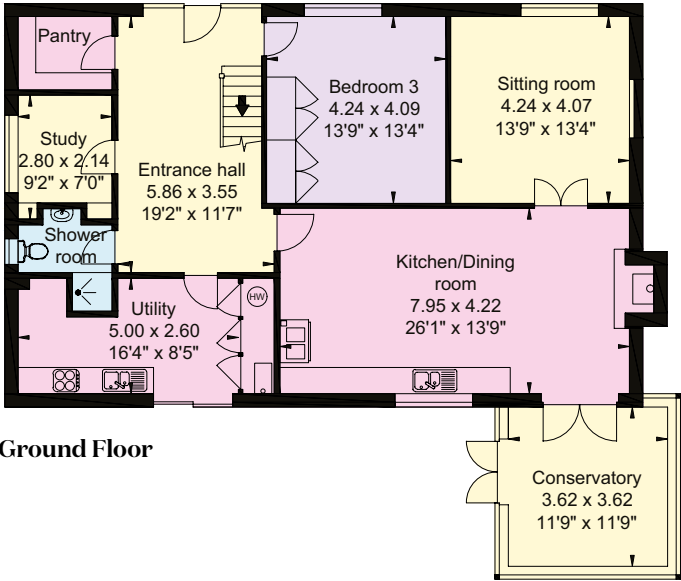




THE GATEHOUSE



First Floor



Ground Floor

Approximate Gross Internal Area
The Bungalow: 210 sq m (2,261 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

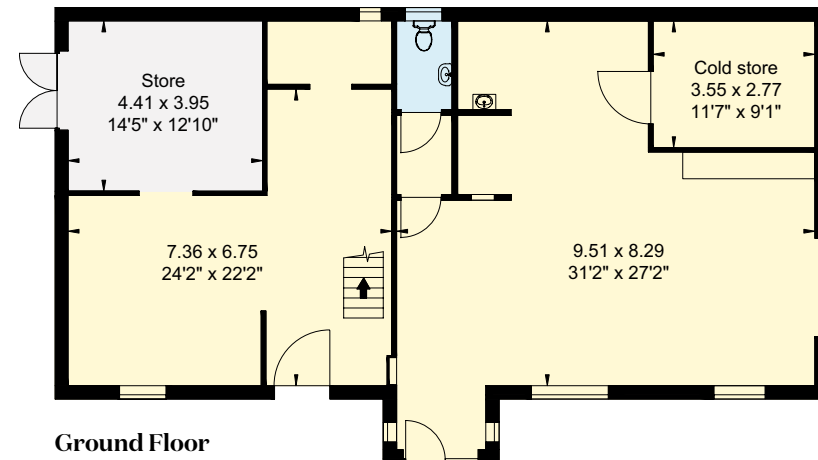
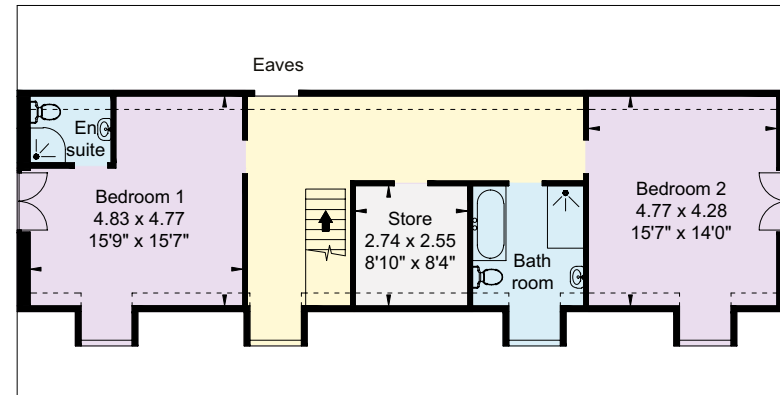
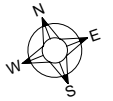


THE FARM BUILDINGS

The farm buildings have consent to convert or replace to provide five substantial detached family houses, with attractive gardens.

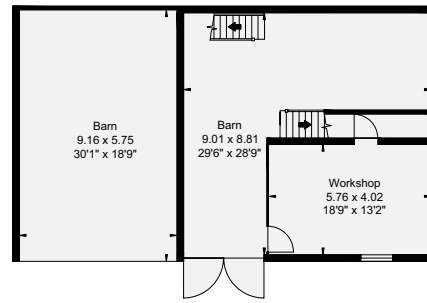


FORMER FARM SHOP

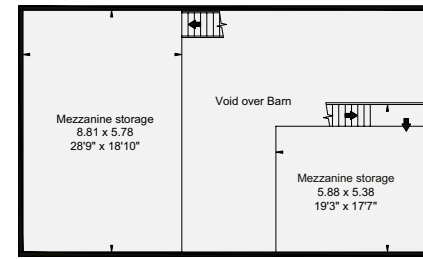


Approximate Gross Internal Area
Former Farm Shop: 230 sq m (2,477 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

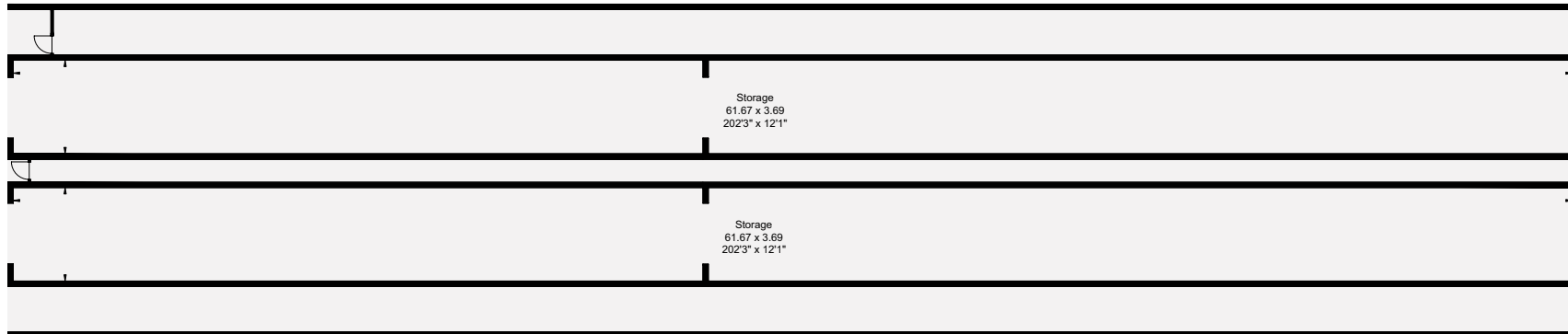


Barn Ground Floor

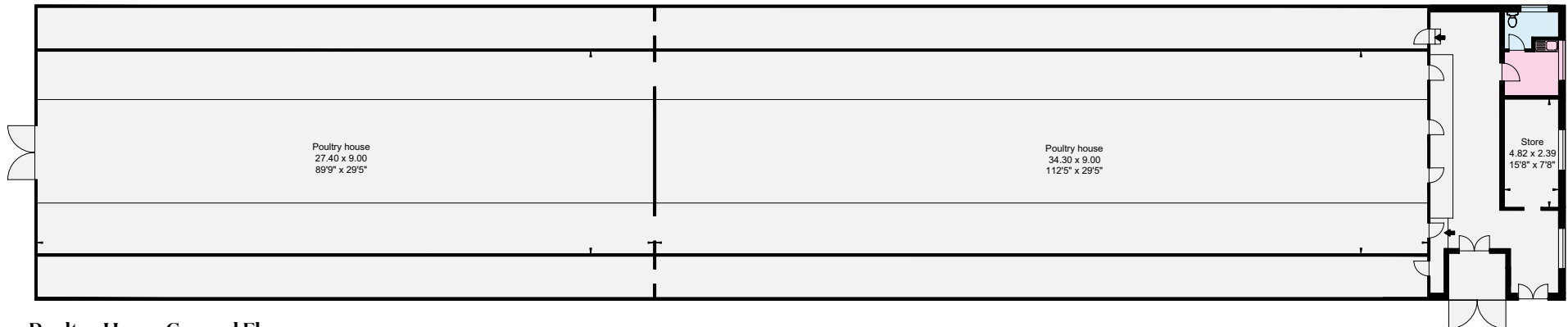


Barn First Floor

Not shown in
actual location /
orientation



Poultry House First Floor



Poultry House Ground Floor

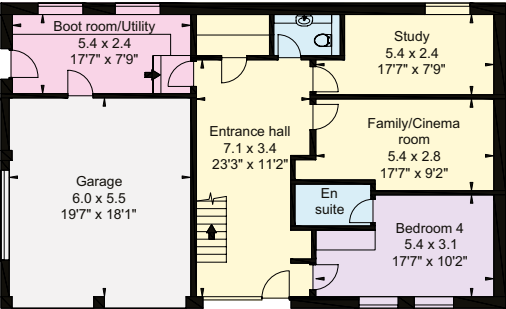
Approximate Gross Internal Area
Poultry House: 1,659 sq m (17,858 sq ft)
Outbuilding: 215 sq m (2,315 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

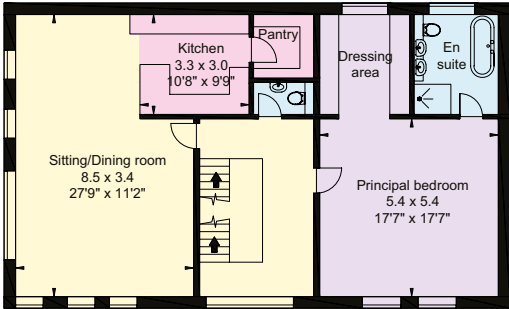


PROPOSED FLOOR PLANS

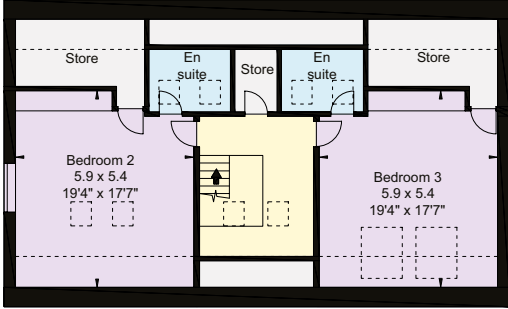
Proposed Conversion One



Ground Floor

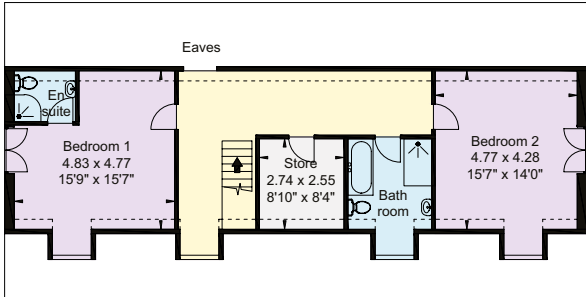


First Floor

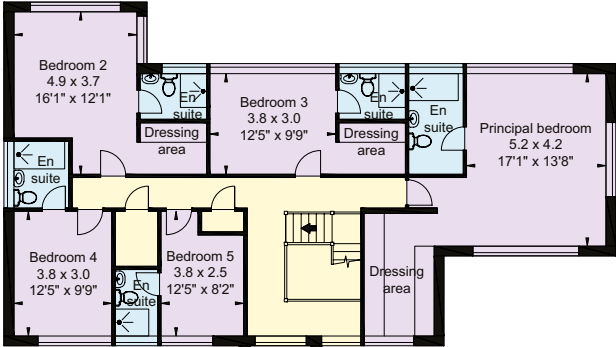


Second Floor

Proposed Conversion Two

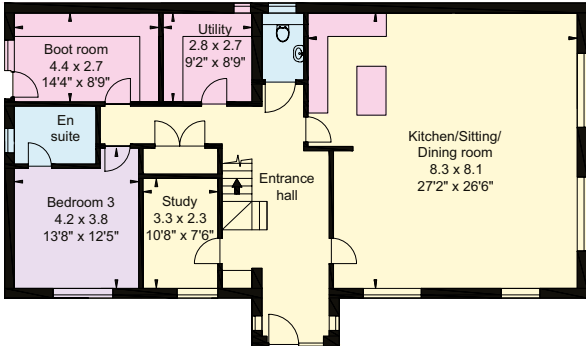


Former Farm Shop
First Floor

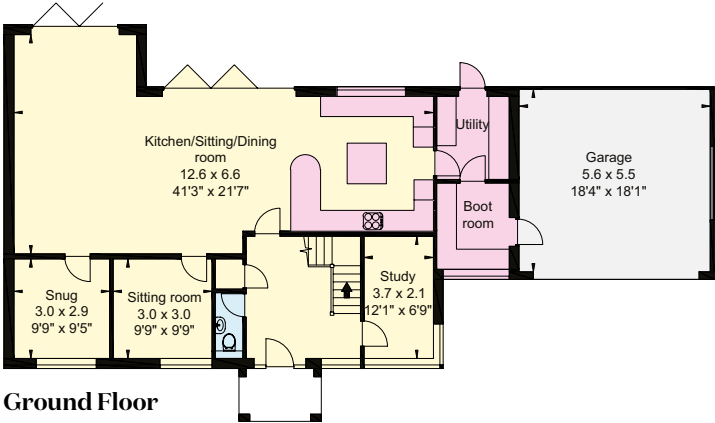


First Floor

Proposed New Dwelling (Plots 1-3)



Former Farm Shop
Ground Floor



Ground Floor

Approximate Gross Internal Area
 Conversion One: 356 sq m (3,833 sq ft)
 Conversion Two: 230 sq m (2,477 sq ft)
 New Dwelling Plots 1-3: 321 sq m (3,457 sq ft) Each Plot

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDENS AND GROUNDS

Accessed off a private drive which will serve the seven dwellings, the site is situated in attractive farmland and paddocks in a ring fence with mature trees and fruit trees.

The land can provide opportunities for buyer with ponies or equestrian interests, wanting to live in a peaceful setting, yet readily accessible to motorways and the West Midlands centres of employment.

There are no public rights of way or footpaths across the land.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity are connected. Private drainage system to both properties. Telephone and broadband. Oil fired central heating for Manor House Farmhouse and The Gatehouse.

Local Authority: Birmingham City Council.

Council Tax: Manor House Farmhouse – Band A

EPC Ratings: Manor House Farmhouse – E
The Gatehouse (The Bungalow) – D

Directions (B76 9QW): Manor House Farm is on Bulls Lane, From the Cock Inn at Wishaw, proceed along Bulls Lane and the entrance to the property will be found on the left hand side identified by the Knight Frank sale board.

What3words: ///bravo.note.spins

Viewing: By prior appointment only through the agents.





Data Room: Further information is available in a dedicated data room. Please email james.way@knightfrank.com to request access.

Unconditional offers sought. As a minimum, prospective purchasers are requested to provide the following with their offer

Purchase price

Timescales

Funding arrangements

Any survey reports required prior to exchange

Undertaking to cover the vendors reasonable legal costs.



Manor House Farm



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL



(e) planprep@lds-survey.co.uk



Date: 01:09:25 Drawn By: CW Scale: 1:2700 @ A4 Plan Ref: 20543

Title **Manor House Farm**

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2025. Licence No. AC000818786

I would be delighted
to tell you more.

James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.