

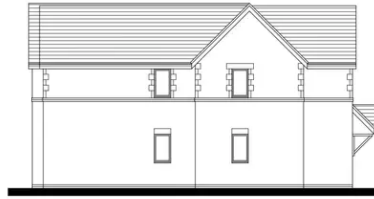


Land Rear of Station Road, Balsall Common

Offers Over £999,900



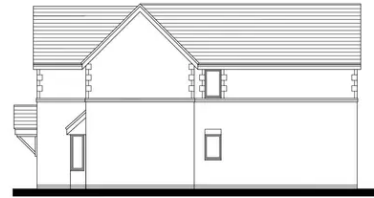
FRONT ELEVATION



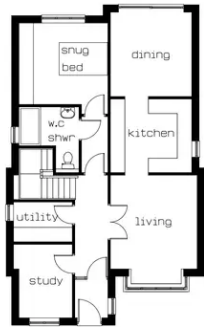
SIDE ELEVATION



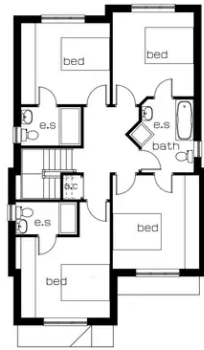
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

no	date	description	author	checked

Drawing status: **PLANNING**
 job title: **LAND REAR OF 88-86 STATION ROAD BALSALL COMMON**
 Drawing title: **PLANS AND ELEVATIONS PLOTS 1 and 2 (Plot 2 handed to that shown)**

fb Architecture Ltd.	Check all dimensions and verify on site. Report any errors or omissions.
file issued: 0021	drawn by: GMB
job name: 1903_21	scale: A2
	date: 15/03
	revision: 02



PROPERTY OVERVIEW

An exciting Development Opportunity to purchase a site with planning consent for four detached Homes in a central location, close to the village of Balsall Common. The development has recently achieved planning permission for, four bedroom detached homes. The site will be accessed via Station road, where an access point is being made between 90 & 92 Station road to give four new plots for development.

The Four individual plots have a total size of 627 Square Metres. Schedule of accommodation as follows plot 1, 168 m2, or 1,815 SqFt, Plot 2 168 m2, Or 1,815 SqFt, plot 3, 149.5 m2, or 1,608 SqFt, Plot 4, 142.22 m2, or 1,530 SqFt

All offers must be made by e mail to mark.cooper@xacthomes.co.uk



FRONT ELEVATION



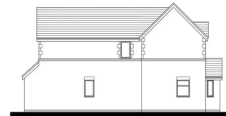
SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



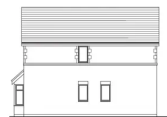
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

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no	date	description	author	checked

Drawing status: **PLANNING**
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 Drawing title: **PLANS AND ELEVATIONS PLOT 4**

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	date: 15/03
	revision: 02



- Outline Planning Consent For Four Detached Homes
- Close To Balsall Common Village
- Total Plot Size 627 Metres Squared
- Solihull Council
- Freehold
- Planning Number PL/2021/03086/PPF
- Viewing Strictly By Appointment

PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

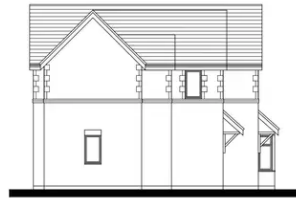
Tenure: Freehold

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



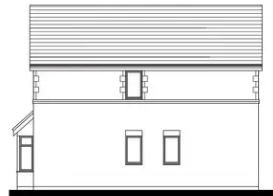
FRONT ELEVATION



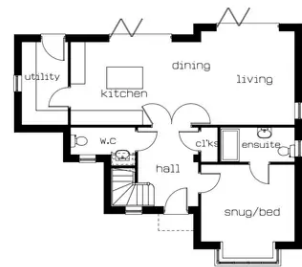
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

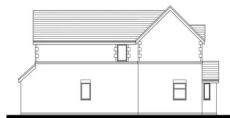
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Drawing status: **PLANNING**
 job no: **LAND REAR OF 88-86 STATION ROAD BALSALL COMMON**
 Drawing title: **PLANS AND ELEVATIONS PLOTS 3**

fb Architecture Ltd. <small>Check all dimensions and verify on site. Report any errors or omissions.</small>				
first issued	drawn by	app sheet	scale	checked
April 22	0081541	A2	1:100	
job no	project no	job	revision	
1903-21	1553	53		



FRONT ELEVATION



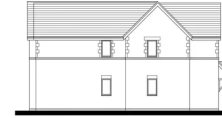
SIDE ELEVATION



REAR ELEVATION



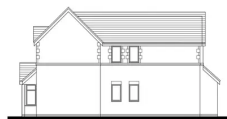
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

no	date	description	drawn	checked

Drawing status: **PLANNING**
 job no: **LAND REAR OF 88-86 STATION ROAD BALSALL COMMON**
 Drawing title: **PLANS AND ELEVATIONS PLOTS 4**

fb Architecture Ltd. <small>Check all dimensions and verify on site. Report any errors or omissions.</small>				
first issued	drawn by	app sheet	scale	checked
job no	project no	job	revision	



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

no	date	description	drawn	checked

Drawing status: **PLANNING**
 job no: **LAND REAR OF 88-86 STATION ROAD BALSALL COMMON**
 Drawing title: **PLANS AND ELEVATIONS PLOTS 1 and 2 (Plot 2 shown to the above)**

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job no	project no	job	revision	





NOTE - FOR EASTINGS, NORTHINGS AND EXISTING LEVELS ALL TO ORDINANCE SURVEY SEE SITE DATA DRG 4453-1A

- Landscape Key
- Existing Trees Retained
 - Existing Trees Removed
 - New Trees to be Planted
 - Hedges
 - Planting
 - New Access Road - Block paved
 - Block paving generally & parking spaces
 - Pathways & Paving to Dwellings
 - Grass
 - Open cell contained gravel surface
- 0m 5m 10m 15m
1:200 on A1 sheet

Drawing title
Planning Drawing
 of the
**LAND REAR OF
 88-96 STATION ROAD
 BALSALL COMMON**
 Drawing title
1:200 SITE LAYOUT

By	Author	Check	Check	Check	Check
for	drawn	checked	checked	checked	checked
date	date	date	date	date	date

Xact Land

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