



Land, Blue Lake Road, Dorridge

Guide Price £1,750,000





## PROPERTY OVERVIEW

We are thrilled to present an exceptional opportunity to acquire an unparalleled half-acre parcel of land in a highly coveted location, which featuring full planning permission for the construction of two exquisite executive homes. This plot is located on Blue Lake Road, one of the most sought after roads in the area, offering sweeping views over picturesque fields to both the front and rear of the property. Whether you are a seasoned developer looking to capitalise on a lucrative investment opportunity or an individual seeking to embark on a rewarding self-build project, this land presents a wealth of possibilities. Boasting an exclusive setting that is second to none, this plot of land represents one of the last opportunities on Blue Lake Road to create a bespoke living environment tailored to your exact specifications. Both proposed residences have been meticulously designed to provide approximately 5,000 square feet of luxury accommodation, promising a lifestyle of grandeur and sophistication for the discerning homeowner.







Conveniently positioned within walking distance of Dorridge Station and all the amenities that Dorridge has to offer, this prime location seamlessly combines tranquillity with accessibility, ensuring the utmost in convenience and connectivity. The allure of this address lies in its unrivalled blend of privacy, natural beauty, and urban convenience, making it an ideal choice for those seeking a harmonious balance between luxury living and modern convenience. All necessary surveys and reports relating to ecology and biodiversity requirements, as well as landscape designs, a structural engineers survey and full working drawings have been undertaken by the present owners. These documents will be fully available and transferred to any incumbent buyer. Contact us today to arrange a viewing and begin the journey towards creating your own piece of architectural brilliance in this highly sought-after location.



- Extremely Rare Opportunity To Purchase A Half Plot Of Land With Planning For Two Executive Homes In A Very Desirable Location
- The Plot Of Land Boats Full Planning Permission For Two Bespoke Executive Homes
- Located On One Of The Areas Most Desirable Roads With Views Over Fields To Both The Front And The Rear Of The Property And Within Walking Distance Of Dorridge Station And All Local Amenities
- Outstanding Opportunity For A Either A Developer Or An Individual Looking For A Self Build Project





## PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: TBD

Tenure: Freehold





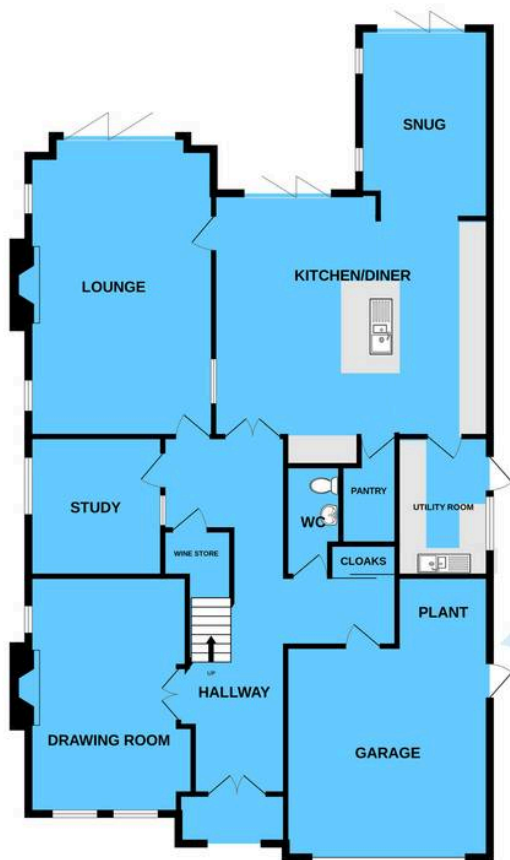
#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

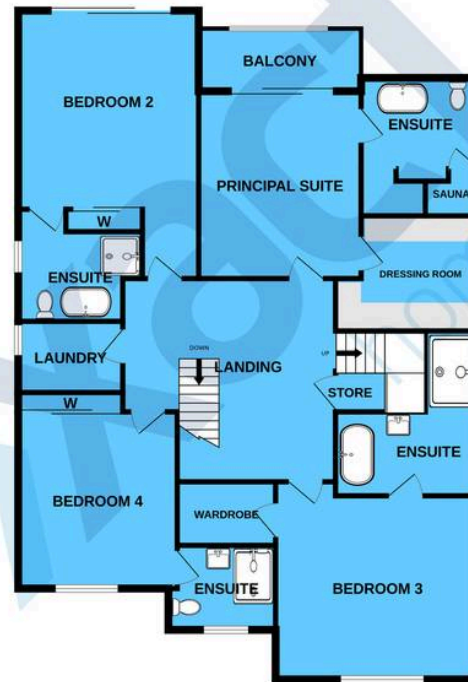
2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 476.2 sq.m. (5126 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Land

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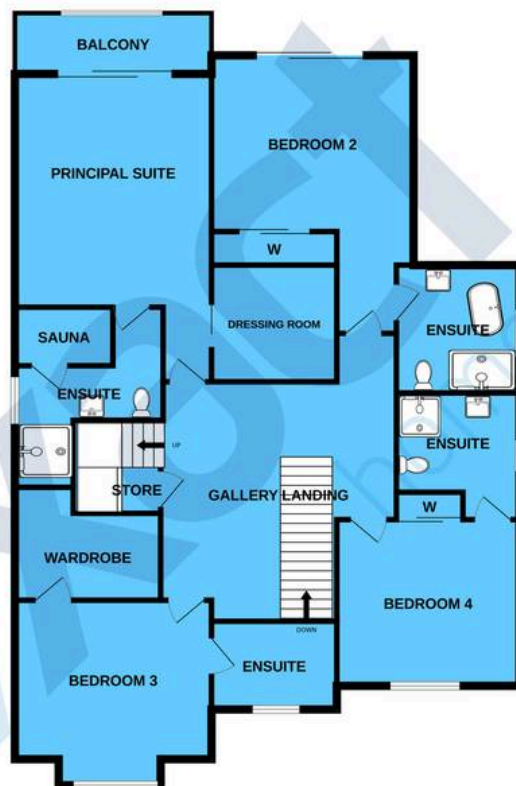




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 487.7 sq.m. (5250 sq.ft.) approx.

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