



Walsal End Lane, Hampton-in-Arden

Guide Price £1,750,000





PROPERTY OVERVIEW

Residential Prospectus The Orchards, Walsal End Lane Eastcote

Set within a sought-after location between the tranquil villages of Knowle and Hampton in Arden, this property is sure to captivate the discerning buyer. This remarkable site spans approximately 17 acres of green belt land, boasting a four-bedroom detached residence and extensive commercial outbuildings encompassing an impressive total footprint of around 7,000 square feet. The existing residential property is a charming four-bedroom detached family home that exudes character and potential. It was built in 1987 by the existing owner within its own grounds and with uninterrupted views over picturesque farmland. With superb ground floor accommodation and generous gardens and grounds, this residence also provides a solid foundation for a variety of development possibilities. The commercial premises on the site offer additional scope to relocate a business or are perfect for those considering Class Q planning or complete redevelopment into a residential complex, subject to obtaining the necessary planning permissions.





Nestled in a rural setting, this property presents the ideal canvas for those seeking to create a bespoke living environment. The serene surroundings offer a reprieve from the hustle and bustle of city life, providing a peaceful retreat while remaining conveniently located within easy reach of local amenities and well-connected national & international transport links. The additional land of some 16.0 acres, originally the apple orchards, is currently a private re-wilding & conservation project started in 2020. This comprises lightly managed wild flower meadows, regenerated grassland, new & mature woodland and old oaks. One of the oaks is home to a breeding pair of Barn Owls while the woodland contains a resident family of Roe deer. It is accessed by mown rides. It has been assessed for registering as approximately 40 Biological Net Gain units of various habitats. While it remains a stunning natural & financial asset, there is no obligation to keep this land in rewilding. With its prime location and substantial land holdings, this property is a testament to the allure of rural living combined with the convenience of modern amenities. Boasting a well-connected position midway between the two picturesque villages of Knowle and Hampton In Arden, this site offers the best of both worlds for those seeking a harmonious balance of tranquillity, accessibility and commercial opportunity. The enchanting landscapes that surround this property provide a breathtaking backdrop.





In summary, this property represents a rare and exceptional opportunity for those with a vision for development and a passion for creating something truly special. The potential for transformation and growth is unique, making this site a local gem in the world of real estate. Call Xact Homes on 01564 777284 to find out more about this exceptional opportunity.

PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station Primary School, pre-School and Nursery and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: F

Tenure: Freehold

- Outstanding Development Opportunity (STPP) Set Within A Sought After Location With Land Extending To Approximately 17 Acres
- Four Bedroom Detached Residence With Extensive Commercial Outbuildings With A Total Footprint of Approximately 7,000 Square Feet
- Located In A Semi Rural Location Midway Between The Villages Of Knowle And Hampton In Arden
- Existing Residential Property Consists Of A Four Bedroom Detached Family Home With Superb Ground Floor Accommodation And Extensive Gardens And Grounds
- Commercial Premises Ideal For Class Q Planning Or Complete Redevelopment Development As A Brown Field Site Into Residential Use (STPP)

**RECEPTION**

17' 2" x 9' 10" (5.23m x 3.00m)

HALL

17' 2" x 12' 0" (5.23m x 3.66m)

LOUNGE

19' 1" x 12' 8" (5.82m x 3.86m)

SITTING ROOM

14' 1" x 11' 3" (4.29m x 3.43m)

KITCHEN

20' 3" x 17' 11" (6.17m x 5.46m)

UTILITY

12' 9" x 9' 4" (3.89m x 2.84m)

SHOWER ROOM**FIRST FLOOR****BEDROOM ONE**

17' 7" x 14' 8" (5.36m x 4.47m)

ENSUITE

7' 1" x 7' 0" (2.16m x 2.13m)

DRESSING AREA

10' 0" x 6' 5" (3.05m x 1.96m)

BEDROOM TWO

10' 2" x 8' 11" (3.10m x 2.72m)

BEDROOM THREE

12' 10" x 11' 4" (3.91m x 3.45m)

**BEDROOM FOUR**

15' 5" x 11' 1" (4.70m x 3.38m)

ENSUITE

7' 8" x 2' 11" (2.34m x 0.89m)

BATHROOM

10' 2" x 5' 6" (3.10m x 1.68m)

OUTSIDE THE PROPERTY**OFFICE**

45' 11" x 9' 10" (14.00m x 3.00m)

BARN

114' 10" x 39' 4" (35.00m x 11.99m)

TOTAL SQUARE FOOTAGE

678 sq.m (7298 sq.ft) approx.

GARDENS & GROUNDS**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

AGA free standing cooker, all carpets and light fittings, some curtains and blinds, CCTV and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and domestic/small sewage treatment plan. Broadband - FTTC (fibre to the cabinet). Loft space - part boarded.



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.

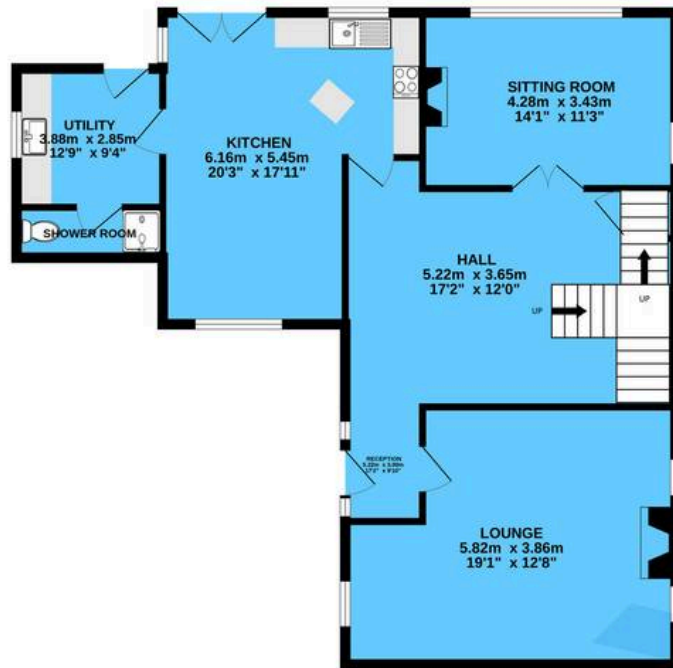
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

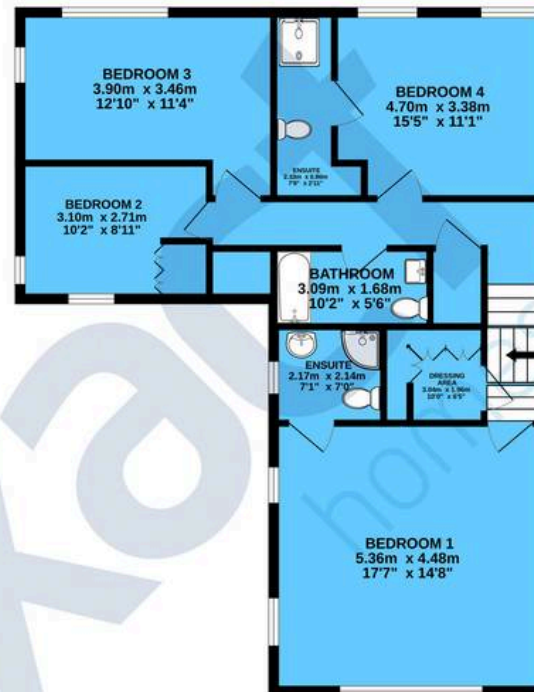




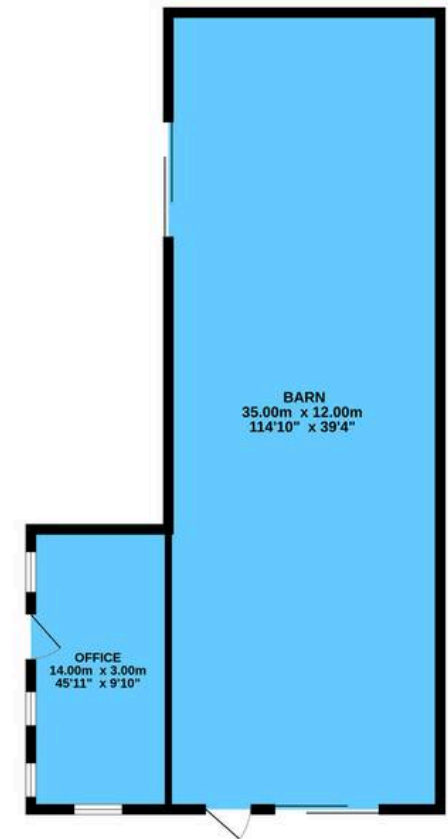
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 678.0 sq.m. (7298 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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