

# FOR SALE

Land with Planning Permission

**LAND ADJ. TO MERRIVALE, GREEN LANE**  
BALSALL COMMON, SOLIHULL, CV7 7EJ



*Aerial view — the plot is outlined in red, adjacent to Lavender Hall Park*

A rare opportunity to acquire a site with full planning permission to build a bespoke family home in a lovely semi-rural location — offering the perfect balance of tranquillity and convenient access to nearby amenities and essential services.



## THE OPPORTUNITY



Left: Plot highlighted from above | Right: Village location with proposed plot marked

## KEY HIGHLIGHTS

<b>Planning Permission</b>	Full planning permission granted to build a family home
<b>Location</b>	Balsall Common, Solihull, CV7 7EJ — semi-rural village setting
<b>Lavender Hall Park</b>	Steps away — 25–27 acre Green Flag park with woodland & trails
<b>Village Centre</b>	Easy walking distance to shops, post office, cafés & restaurants
<b>Transport Links</b>	Berkswell Station: Birmingham New St ~20 min, London Euston ~2 hrs
<b>Sports &amp; Leisure</b>	Cricket pitch & tennis courts within 10 minute walk
<b>Medical Centre</b>	Conveniently located within the village
<b>Additional Land</b>	Further garden land available by negotiation

## ABOUT THE LOCATION

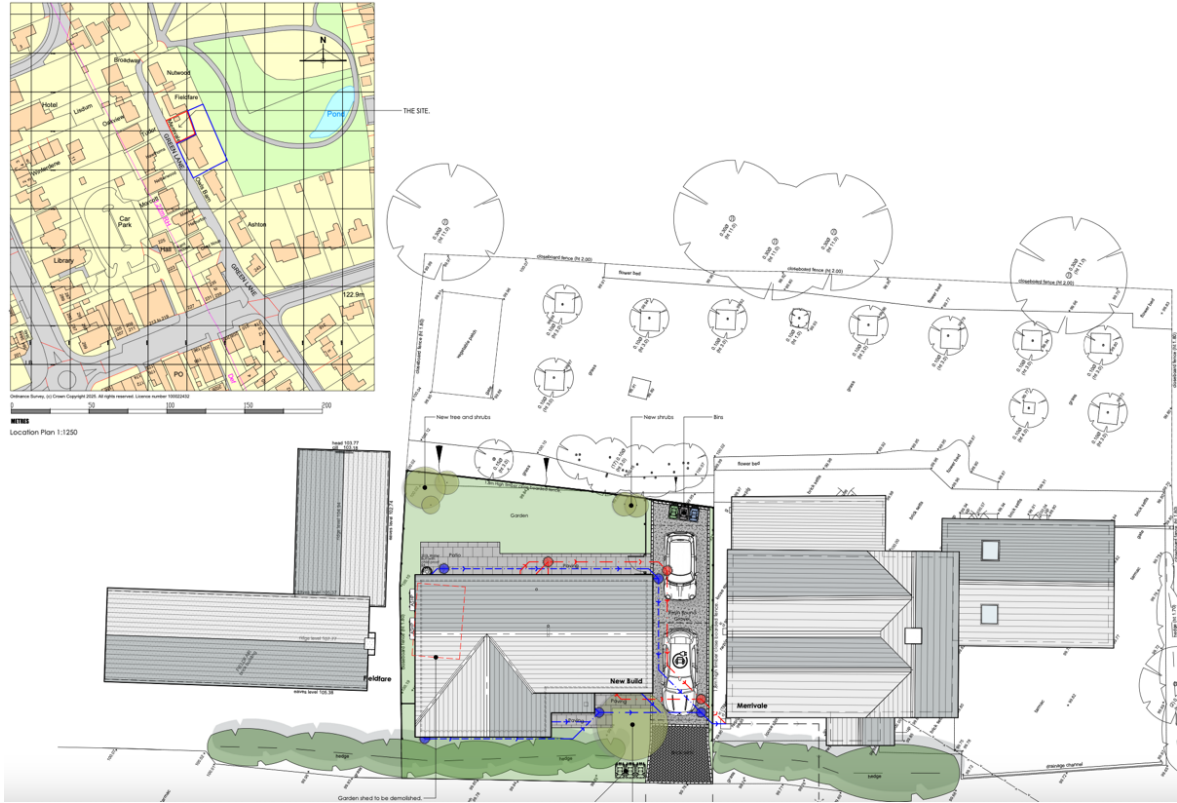
The site is located steps away from the footpath along Green Lane that leads directly into Lavender Hall Park — a beautifully maintained park of approximately 11 to 11.23 hectares (roughly 25–27 acres). This Green Flag status park is an elongated green space featuring woodland, playing fields, a skate park, a playground, and a 1,750-metre nature trail.

Within easy walking distance is the village centre with shops, post office, cafés, restaurants and services. Berkswell Station offers direct trains to Birmingham New Street (approximately 20 minutes) and London Euston (normally under 2 hours). The Medical Centre is also conveniently located nearby.

The Sports Club — with cricket pitch and tennis courts — is within a 10-minute walk, making this an ideal setting for an active family lifestyle.

# SITE PLAN & ELEVATIONS

## SITE & LOCATION PLAN



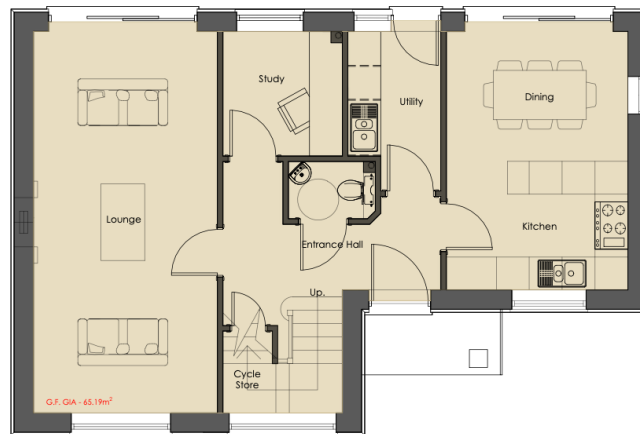
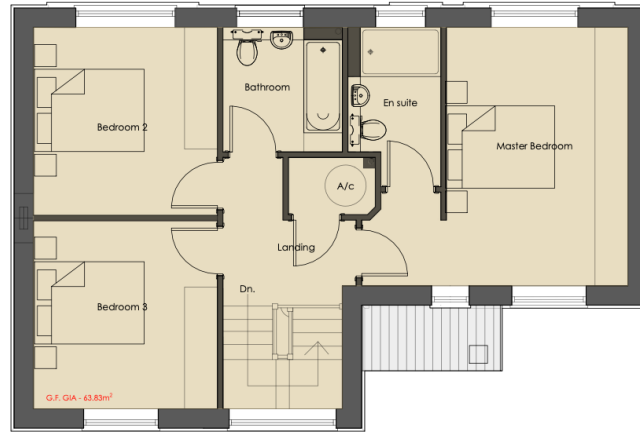
Site plan showing the proposed new build plot adjacent to Merrivale, Green Lane

## PROPOSED ELEVATIONS



# FLOOR PLANS

## GROUND FLOOR & FIRST FLOOR PLANS



Ground Floor GIA: 65.19 m<sup>2</sup> | First Floor GIA: 63.83 m<sup>2</sup>

The approved plans provide for a well-proportioned family home across two floors.

Planning Ref: PL/2025/02013/PPFL

For further information, planning documents or to arrange a viewing, please contact the selling agents.



**ehB Residential — New Homes**

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Important Notice: These particulars are provided as a general guide only and do not form any part of any offer or contract. All measurements and areas are approximate. Prospective purchasers are advised to satisfy themselves as to the accuracy of any information given.