

Land at, Watery Lane, Knowle

In Excess of £295,000

xact
LAND & NEW HOMES



OVERVIEW

Presenting an exceptional opportunity to acquire in excess of six acres of level, well-farmed greenbelt pastureland, ideally situated in the sought-after parish of Knowle. This expansive parcel is thoughtfully positioned, with its boundaries adjoining Kenilworth Road, Watery Lane, and Cuttle Pool Lane, providing excellent accessibility through wide double gates and a prominent presence in a desirable rural setting.

The land's strategic location ensures convenient access to major transport links and nearby amenities, while still enjoying the tranquillity and privacy associated with greenbelt property. The area is renowned for its picturesque surroundings and thriving local community, making this a rare chance to secure a substantial piece of land in a highly regarded location.

The plot is suitable for a variety of uses (subject to the necessary planning permissions), offering flexibility for those seeking agricultural, equestrian, or leisure pursuits. A mains water supply is available, along with clear and well-defined boundaries, with established hedgerows and mature trees enhancing the sense of seclusion and natural beauty.

Situated within walking distance of the charming village of Knowle, the property offers convenient access to essential services, reputable schools, and a range of independent shops and restaurants. The land's configuration and generous proportions provide ample scope for a range of activities or investment opportunities.



With its prominent frontage onto three notable lanes, the site offers excellent visibility and ease of access, which is particularly advantageous for those considering commercial agricultural operations or similar ventures. The surrounding area is characterised by open countryside, rolling fields, and a network of scenic lanes, contributing to the property's appeal as a peaceful yet well-connected retreat. The parish of Knowle is highly regarded for its blend of rural charm and modern convenience, attracting discerning buyers and investors alike.

Opportunities to acquire parcels of this size and quality in such a prestigious location are increasingly rare, making this a compelling proposition for those seeking to expand their land holdings or establish a presence in the region.

Whether you are looking to diversify your portfolio, embark on a new agricultural project, or simply secure a valuable asset in a prime greenbelt location, this property represents an outstanding investment. Viewing is highly recommended to fully appreciate the scale, setting, and potential this unique offering provides, with appointments arranged through Xact. For further information or to arrange a visit, please contact our office at your earliest convenience.

In addition to the purchase price the vendor will require an overage agreement which is to be negotiated at the point of sale.



LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. 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. Knowle village 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 Knowle village.

Council Tax band: TBD

Tenure: Freehold



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.

- In Excess Of 6 Acres Of Level, Well-Farmed Greenbelt Pastureland
- Bordering Kenilworth Road, Watery Lane & Cuttle Pool Lane
- Located In The Parish Of Knowle
- Excellent Wide Gated Access
- Mains Water Supply Available
- Within Walking Distance To Knowle Village
- Viewings By Appointment Only Via Xact



Xact Land

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