



PARTRIDGE HOMES
Estate & Letting Agents

Oaklands- Haywood Lane, Baddesley Clinton, B93 0DG

Offers Over **£1,550,000**

Oaklands –Haywood Lane

Baddesley Clinton, Solihull

AN EXTRAORDINARY COUNTRY ESTATE OPPORTUNITY |
APPROX. 4,099 SQ FT INCLUDING DETACHED GARAGE |
THREE SEPARATE FREEHOLD TITLES | APPROVED
REPLACEMENT DWELLING | ADDITIONAL LAND |
PADDOCK & ORCHARD

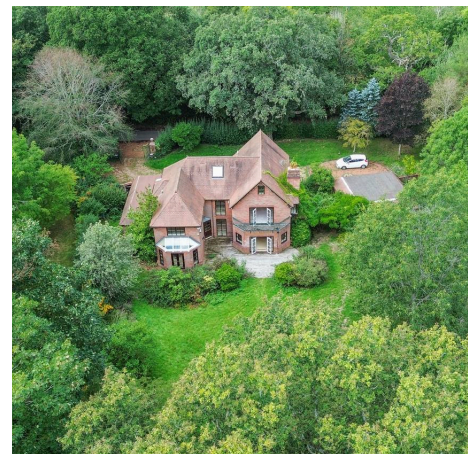
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Exceptional Overall Landholding of Approximately 13 Acres
- Impressive Gated Country Residence
- Approx. 4,099 Sq Ft Overall Including Detached Garage
- Three Separate Freehold Titles
- Adjoining Paddock / Orchard with Established Fruit Trees
- Planning Permission Granted for Replacement Dwelling
- Approved Replacement Residence of Just Under Approx. 5,500 Sq Ft
- Outstanding Baddesley Clinton Countryside Setting
- Beautiful Views Towards Hay Wood
- No Upward Chain





THE EXISTING RESIDENCE

The existing Oaklands residence offers substantial and versatile accommodation arranged across three floors. At its heart is an impressive reception hallway leading to a magnificent lounge/dining room measuring approximately 36'5" x 17'7", with extensive glazing, wonderful views and French doors opening towards the gardens. A separate sitting room provides a more intimate family space, while the fitted kitchen is complemented by a utility room. A substantial 19'3" x 12'4" office with external access provides an outstanding environment for home working, with a guest cloakroom completing the ground floor.

GROUNDS & SETTING

The setting is fundamental to the appeal of Oaklands. Approached through electronically operated gates, a substantial driveway provides extensive parking and leads to the detached double garage. The established gardens offer several areas for outdoor entertaining and relaxation, all enhanced by the wonderful backdrop of Hay Wood. An adjoining paddock/orchard of approximately one acre provides additional outside space and includes established fruit trees. Together with the wider landholding associated with Oaklands, the property offers a level of privacy, space and opportunity that is increasingly difficult to find.

APPROVED REPLACEMENT DWELLING

Planning permission has been granted by Warwick District Council under application W/24/0535 for the erection of one replacement dwelling at Oaklands. The approved scheme provides the opportunity to create an exceptional new country residence extending to just under approximately 5,500 sq ft within this remarkable setting. For purchasers wishing to create their own long-term home, a considerable part of the planning journey has therefore already been undertaken, providing an exciting alternative to retaining and enhancing the substantial residence that currently occupies the site.



FURTHER PLANNING POTENTIAL

Oaklands has benefited from a significant amount of planning work, with further approvals associated with the property including a Class AA additional storey,

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Oaklands has benefited from a significant amount of planning work, with further approvals associated with the property including a Class AA additional storey, extension works and an ancillary outbuilding. A separate planning application has also related to an agricultural building for hay and machinery storage, together with associated access and turning provisions on the additional land. Buyers should review the relevant decision notices and approved plans with Warwick District Council and their professional advisers to establish the precise scope, conditions and status of each permission.

APPROXIMATELY 13 ACRES – YOUR OWN PIECE OF WARWICK

One of the most remarkable features of Oaklands is the approximately 13-acre overall landholding, creating a genuine sense of space, privacy and freedom rarely found so close to Solihull. Beyond the established gardens surrounding the residence is an adjoining paddock/orchard with mature fruit trees, together with the wider land associated with Oaklands. Whether your vision is simply to enjoy the tranquillity of owning your own countryside, create space for family life and outdoor pursuits, or complement the approved replacement dwelling with grounds befitting an exceptional country residence, the possibilities are exciting. Combined with the backdrop of Hay Wood and beautiful Baddesley Clinton countryside, the land transforms Oaklands from a substantial home into the opportunity to create a truly special private country estate.

LAND & THREE FREEHOLD TITLES

The wider Oaklands holding is associated with three separate freehold titles: WK347573, WK408331 and WK244851, encompassing the principal residence and grounds, adjoining paddock/orchard and the additional land. Together, these form





LAND & THREE FREEHOLD TITLES

The wider Oaklands holding is associated with three separate freehold titles: WK347573, WK408331 and WK244851, encompassing the principal residence and grounds, adjoining paddock/orchard and the additional land. Together, these form the exceptional overall landholding associated with Oaklands and are an important part of what makes this such a rare proposition. The combination of a substantial country residence, extensive land, multiple titles and an established planning history provides an opportunity seldom available within this sought-after Warwickshire setting. Purchasers are advised to satisfy themselves through their legal advisers regarding the precise boundaries, acreage, rights and extent of land included within each title.

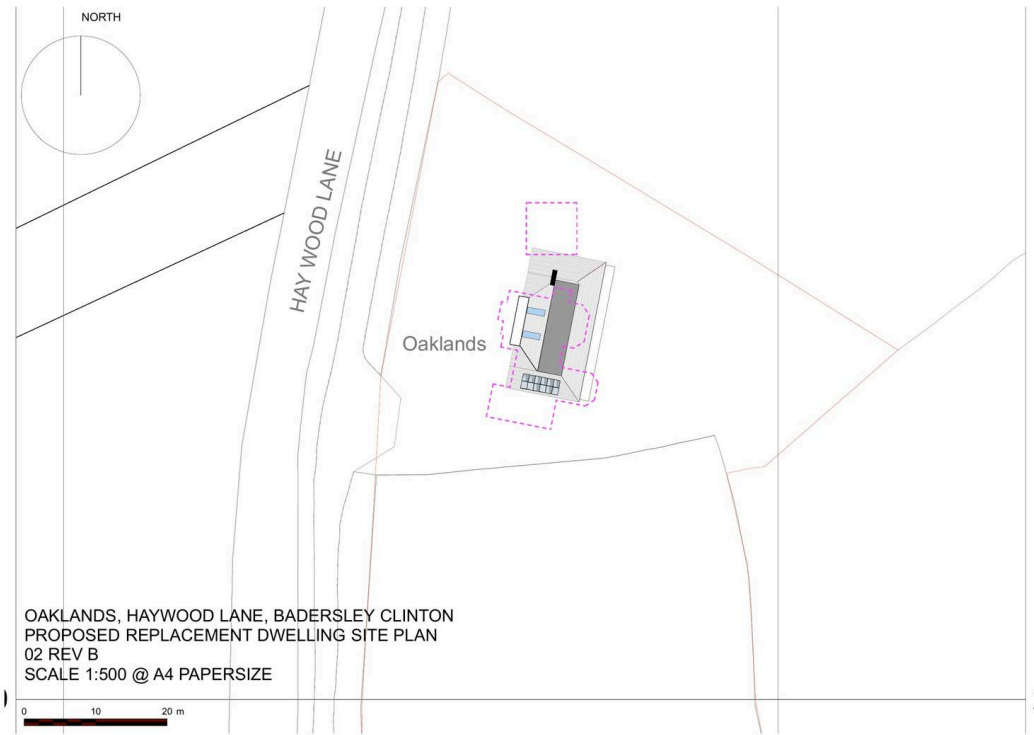
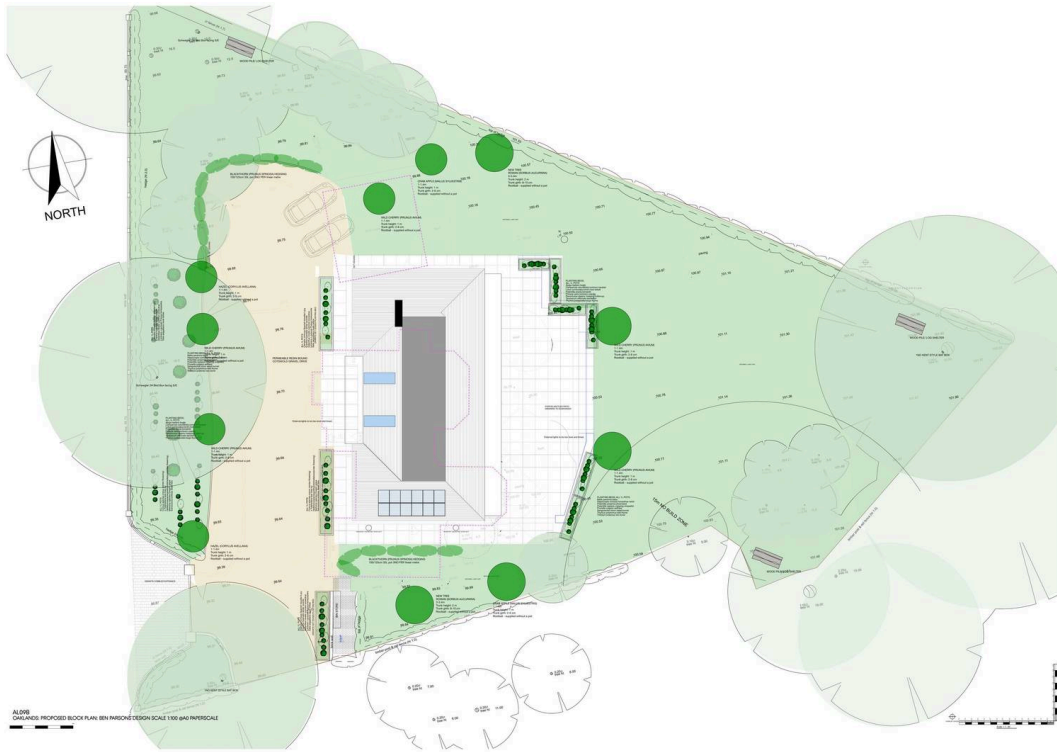
THE OAKLANDS OPPORTUNITY

Oaklands is difficult to compare with a conventional country home because its appeal extends far beyond the existing residence. A purchaser could enjoy the substantial home and beautiful grounds as they stand, enhance and reimagine the existing property, or pursue the approved replacement dwelling and create an exceptional bespoke residence. Combined with multiple titles, paddock, additional land and an outstanding rural setting, the possibilities are considerable. The residence. The land. The planning. The setting. The potential. Oaklands brings them all together.

LOCATION

Oaklands enjoys the best of both worlds – genuine countryside living without isolation. Positioned in Baddesley Clinton between the highly regarded villages of Lapworth and Knowle, the property is surrounded by beautiful Warwickshire countryside, with an abundance of walks and the historic National Trust Baddesley Clinton estate nearby. Lapworth, Knowle and Dorridge provide excellent shops, restaurants, pubs and schooling, while Lapworth and Dorridge railway stations offer connections towards Birmingham and London. The M42, Birmingham Airport, NEC and Birmingham International are also readily accessible.





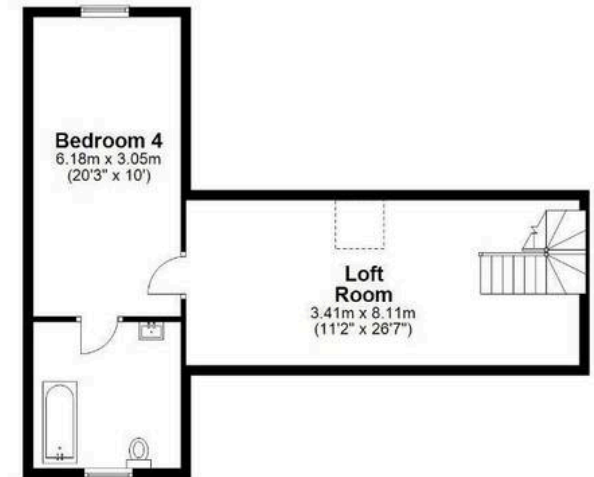
Ground Floor
Approx. 209.9 sq. metres (2257.9 sq. feet)



First Floor
Approx. 114.7 sq. metres (1235.1 sq. feet)



Second Floor
Approx. 56.3 sq. metres (606.0 sq. feet)



Total area: approx. 380.8 sq. metres (4099.1 sq. feet)



Partridge Homes

Partridge Homes, 120A Haslucks Green Rd, Shirley, Solihull B90 2EH

0121 745 2225

admin@cpartridge.co.uk

<http://www.partridge-homes.co.uk/>



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