



Forde Hall Park Forde Hall Lane, Solihull, B94 5AX

Guide price £1,750,000

PLANNING PERMISSION FOR A REPLACEMENT DWELLING IN 18 ACRES

Longing for country living and all that it has to offer but still want to be within 30 mins of towns and major cities. This country home provides just that, come home from work in the city every evening to your country estate without the long commutes. Forde Hall Park is located at the end of its own tree lined avenue and is surrounded by 18 acres. The property also offers the opportunity to build your own home as it comes with full planning permission already in place.

Property Summary

The property is approached over a long private drive lined with a variety of trees flanked by lawns to either side, set amidst 18 acres of well established gardens with undulating views of the stunning Warwickshire countryside, in a covetable semi-rural location, between the highly desirable villages of Tanworth in Arden and Ullenhall. The property benefits from planning permission to extend to create a substantial country dwelling.

Accommodation

The EXISTING HOUSE comprises of:

* Reception Hall * Cloakroom * Study * Sitting Room * Dining Room * Kitchen/Breakfast/Family Room * 3 Bedrooms * 3 Bathrooms * 2 En Suites. * Detached Garage with Utility area * Timber loose boxes.

Planning permission was granted in 2011 (reference 11/00612/FUL) for replacement of the existing house with a new dwelling. Prior to this there was an application approved for a more traditional dwelling (reference 07/02855/FUL)

Outside

The gardens are well established with a wide variety of trees and shrubs and an abundance of fruit trees including Apple, Pear, Plum and Damson. The land slopes down to a small stream with a copse of Elder trees.

Services to the Property

Oil, drainage is to a septic tank and bottled gas for the gas hob.

EPC

Band: F

Local Authority

Stratford District Council.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Directions

Tanworth in Arden is a delightful and sought after village well situated for quick access to Henley in Arden (4 miles), Redditch (6 miles), Stratford upon Avon (9 miles), Solihull (8 miles) and Hockley Heath (4 miles). The village contains a good range of amenities including local inn and picturesque parish church. In addition, Tanworth in Arden boasts a junior and infant school as well as the renowned Ladbroke Park Golf Club and is well placed for access on to the M40 and M42 motorways which, in turn, provide links to the M1, M6 and M5 thus enabling fast travel to the larger centres of commerce including Birmingham, Coventry and London. The National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.

Viewing Arrangements

Please contact The Agents Property Consultants on 01564 332 550

Website

For more information visit www.theagents.properties

Agents Notes

All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore we cannot guarantee that they are in working order. Photographs are reproduced for general information and it must not be assumed that any item shown is included with the property. To arrange a viewing or a free valuation please contact us on 01564 332 550.

Floor Plan



APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 190 sq m (2,045 sq ft)
 Outbuilding: 49 sq m (528 sq ft)
 Total: 239 sq m (2,573 sq ft)
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 15.3.2012 ma/6339

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**Forde Hall Park
Tanworth in Arden**

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	40
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.