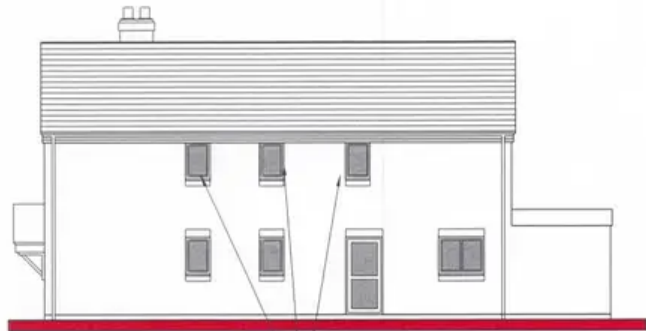




2 Norton Green La.

FRONT ELEVATION

3 Darley Green Road



SIDE ELEVATION

note: first floor windows to side elevation to be obscure glazed



REAR ELEVATION

0m 5m  
1:100 on A2 sheet

no.	date	revised notes	design	checked
1				

drawing status  
**PLANNING**  
job site  
**DARLEY GREEN ROAD**  
**KNOWLE**  
**SOLIHULL**  
drawing title  
**No. 1**  
**ELEVATIONS**

fb Architecture Ltd		Check all dimensions and verify on site. Report any errors or omissions!			
first issued	drawn by	desig sheet	scale	checked	
OCT22	GNB	A2	1:100	MHM	
job code	desig no. prefix	desig no.	revision		
1605_22	1605	03	-		

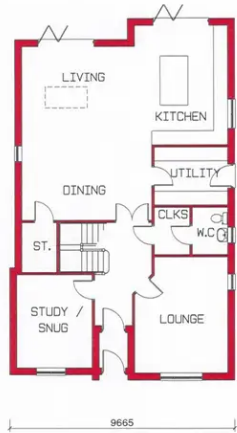


SIDE ELEVATION

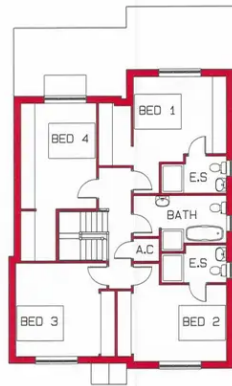
Plot 1, Darley Green Road, Knowle

Guide Price £400,000

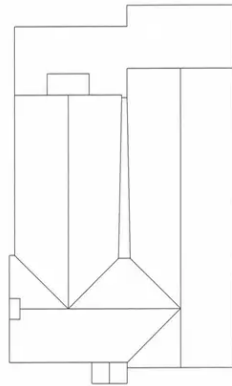




GROUND FLOOR PLAN



FIRST FLOOR PLAN

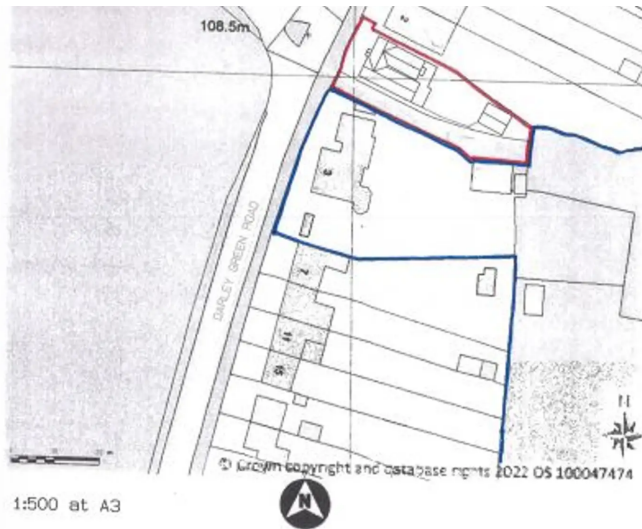


ROOF PLAN

0m 5m  
1:100 on A2 sheet

Area	Area	Area	Area

PROPERTY DATA  
**PLANNING**  
 FOR THE  
**DARLEY GREEN ROAD**  
**KNOWLE**  
**SOLIHULL**  
 (Showing 1st)  
 No. 1  
 FLOOR PLANS



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## PROPERTY OVERVIEW

This is an outstanding opportunity to purchase a superb plot located in Darley Green Road Knowle which has the benefit of recently being granted full planning permission by Solihull Borough Council for the construction of a four bedroom detached new build property with a separate double garage located to the rear, garden and driveway parking to the front. Comprising of 229.55 square meters of superb accommodation, excluding the double garage, this is a fantastic and rare opportunity to acquire a new build development.

The property / plot is located in the hamlet of Knowle, within 4 minutes of the Village centre and also within walking distance to Dorridge Village, station and all local amenities. Viewing is strictly through Xact Land & New Homes, 34 St Johns Way, Knowle, Solihull, B93 0LE. Telephone 01564 496002 for more information and your private viewing.

Planning consent has been granted for the erection of a two storey detached house of 229.55 Sqm (2,470 Sqft) plus a double garage of 26.7Sqm (287 Sqft) located at the rear of the property. Planning was granted on 23 Jan 2023. Application number PL2022/02324/MINFDW. The planning is valid for 3 years from the date of the decision .



#### PROPERTY 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: F

Tenure: Freehold





- Building Plot 420 Sqm
- New Build Property 229.55 Sqm
- Freehold
- PP For Four bed Detached Dwelling
- Double Garage
- Parking And Garden
- Semi Rural Location
- Self Build Opportunity
- Developer Opportunity

**PORCH**

**ENTRANCE HALLWAY**

**LOUNGE**

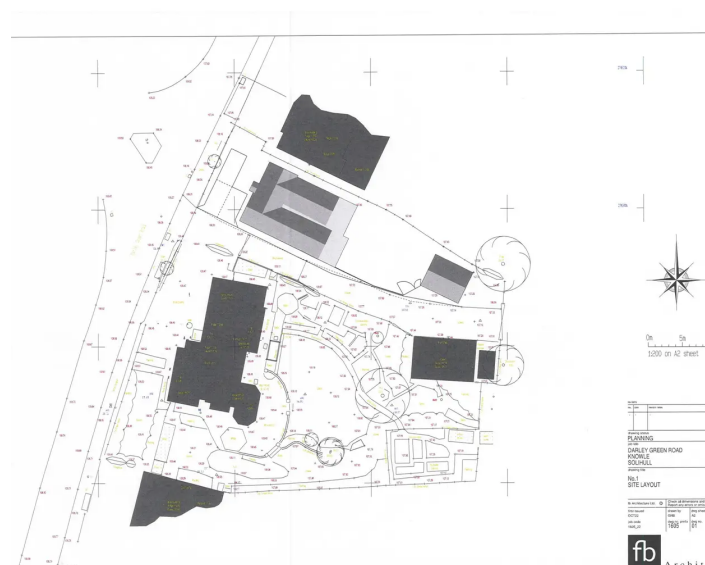
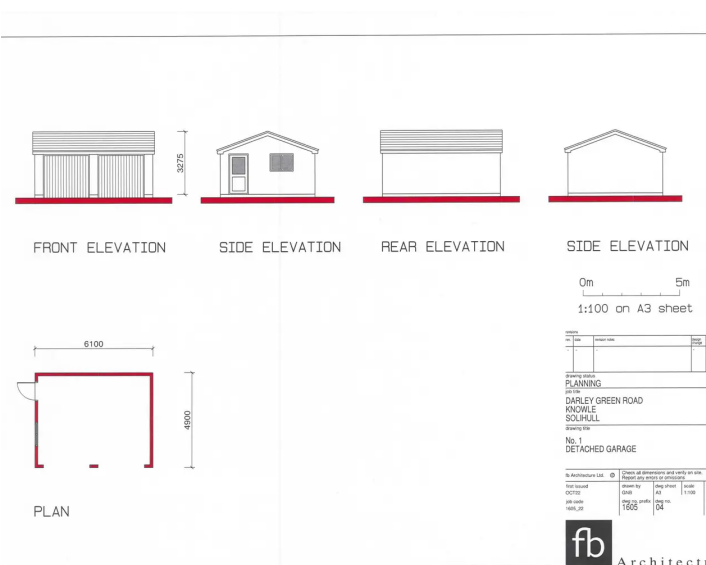
**STUDY/SNUG**

**GUEST CLOAKROOM**

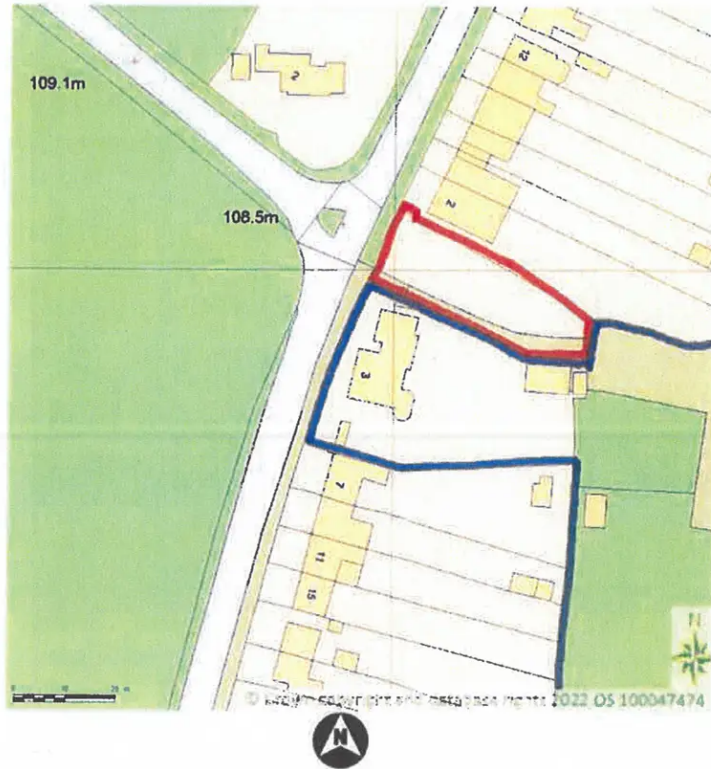
**WC**

**UTILITY**

**KITCHEN/LIVING/DINING ROOM**



AREA 2 HA  
SCALE 1:1250 on A4  
CENTRE COORDINATES: 417894, 274482



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28/10/2022 01:16

FIRST FLOOR

BEDROOM ONE

ENSUITE

BEDROOM TWO

ENSUITE

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE THE PROPERTY

GARAGE

SOUTH FACING GARDEN

ADDITIONAL SERVICES

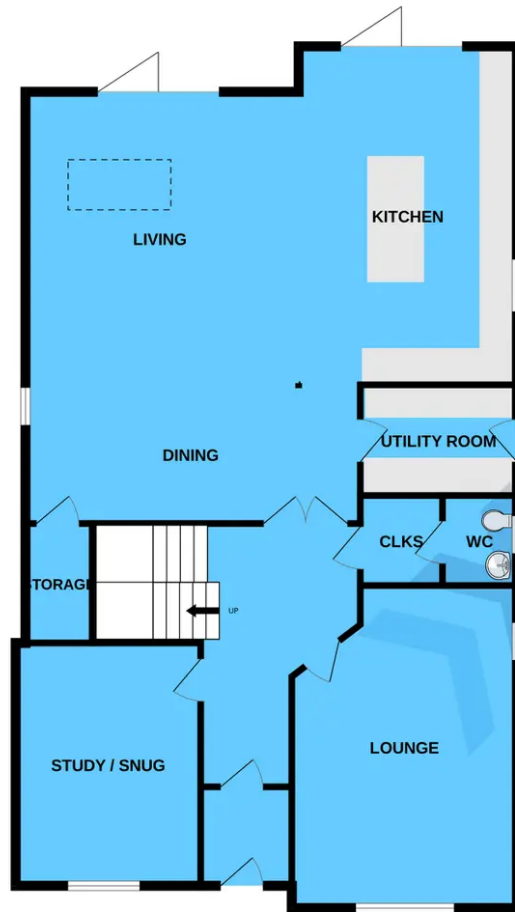
Services: mains gas, electricity and mains sewers.

**MONEY LAUNDERING REGULATIONS**

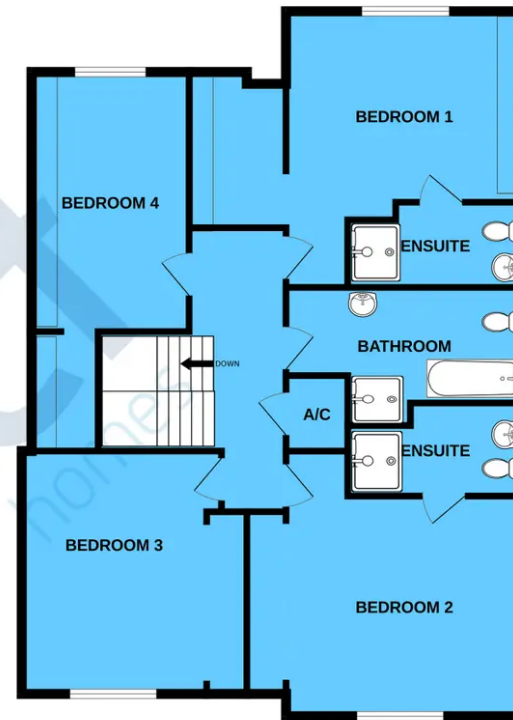
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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# Xact Land & New Homes

1632-1642 High Street, Knowle - B93 0JU

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