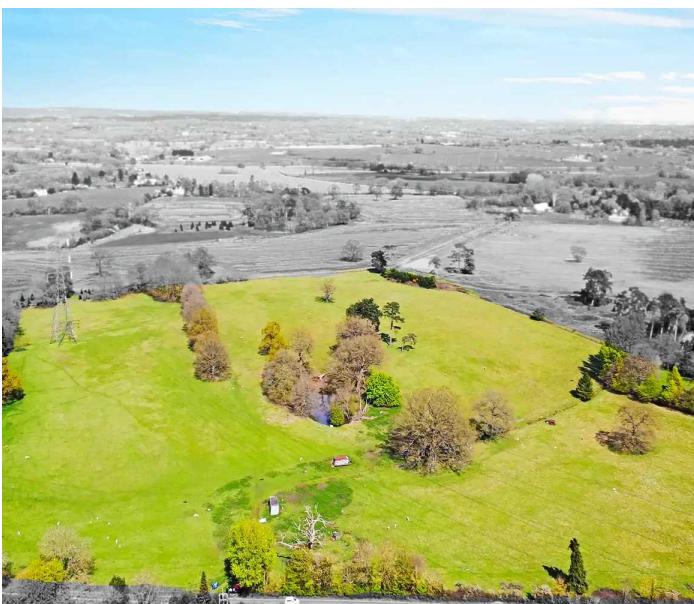
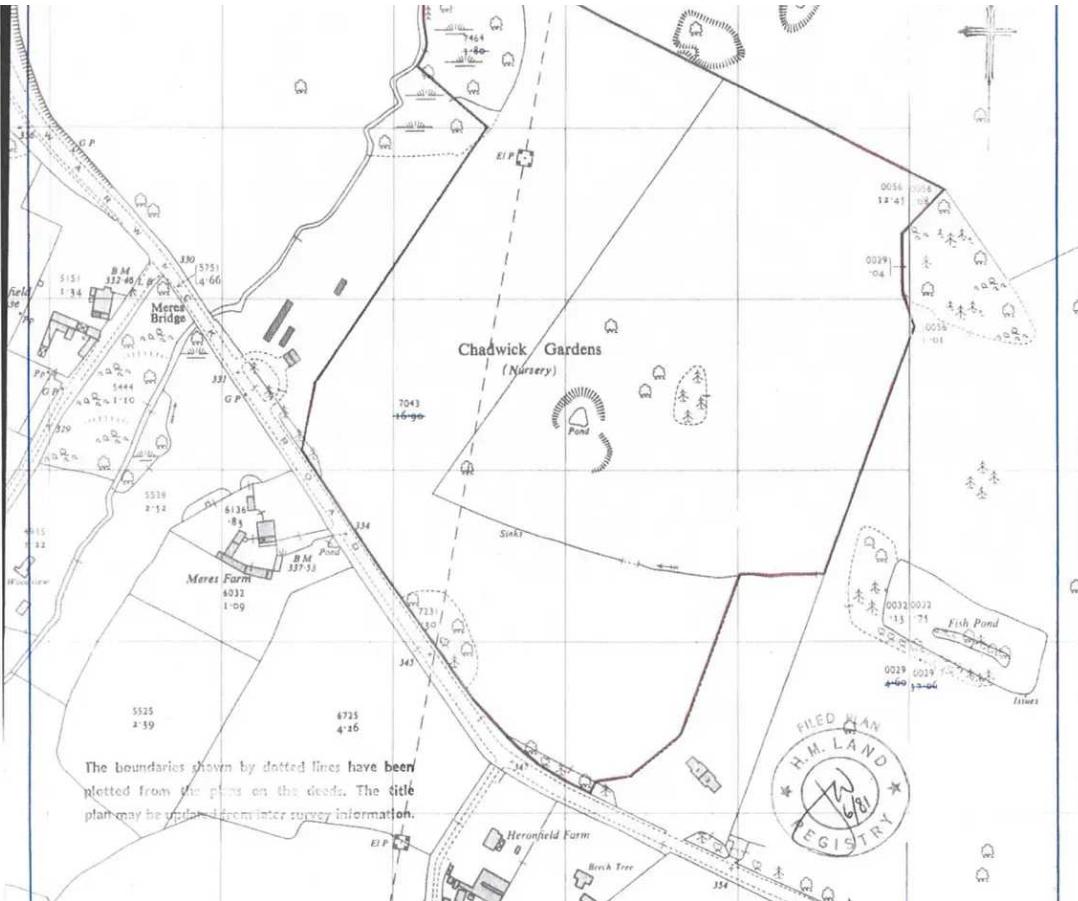




Land North of Warwick Road, Knowle

Guide Price £310,000

**xact**  
LAND & NEW HOMES



## PROPERTY OVERVIEW

This is a parcel of Commercial land coming to the open market via traditional Auction. The land lying North of Warwick Road, Chadwick End. On the edge of Knowle It has approx 9.71 Hectares(24 Acres). The land is mainly Pasture/Grazing land. This land is a block of productive grazing land. Access to water (stream) for grazing animals. Bordered by wire fences and has access of the Warwick road, via a steel gate.

The land is registered WM218099.

## 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.

#### **Auctioneer Comments**

**This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).**

**The buyer signs a Reservation Agreement and makes payment of a Non- Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.**



**A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.**

**Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.**

Council Tax band: G

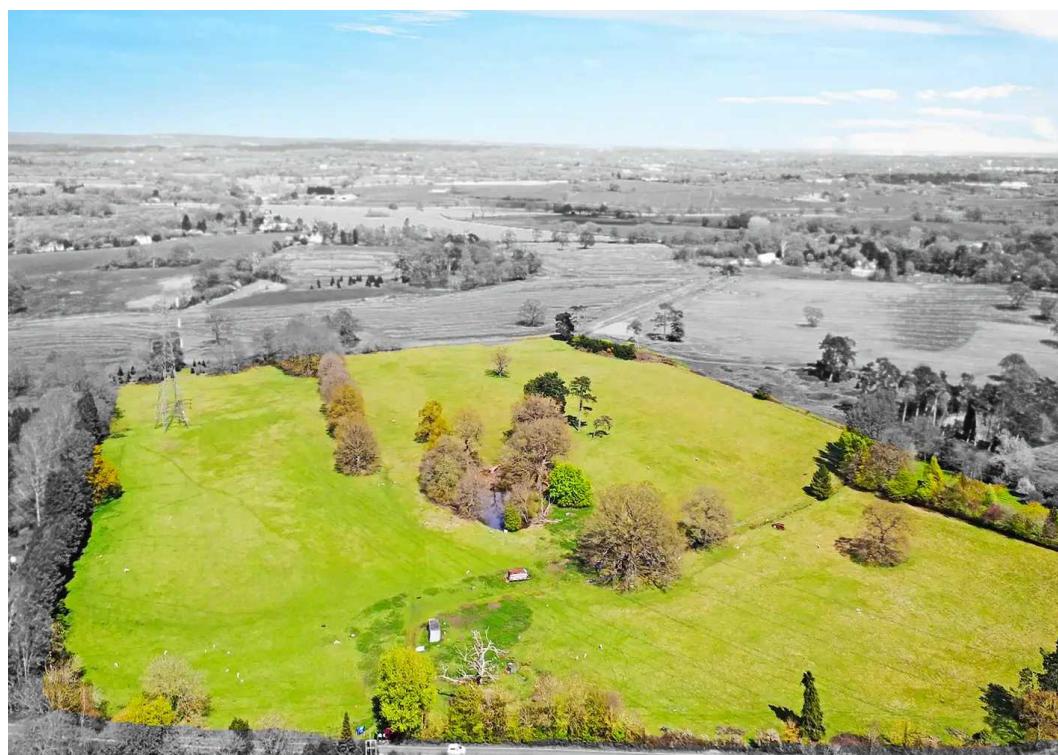
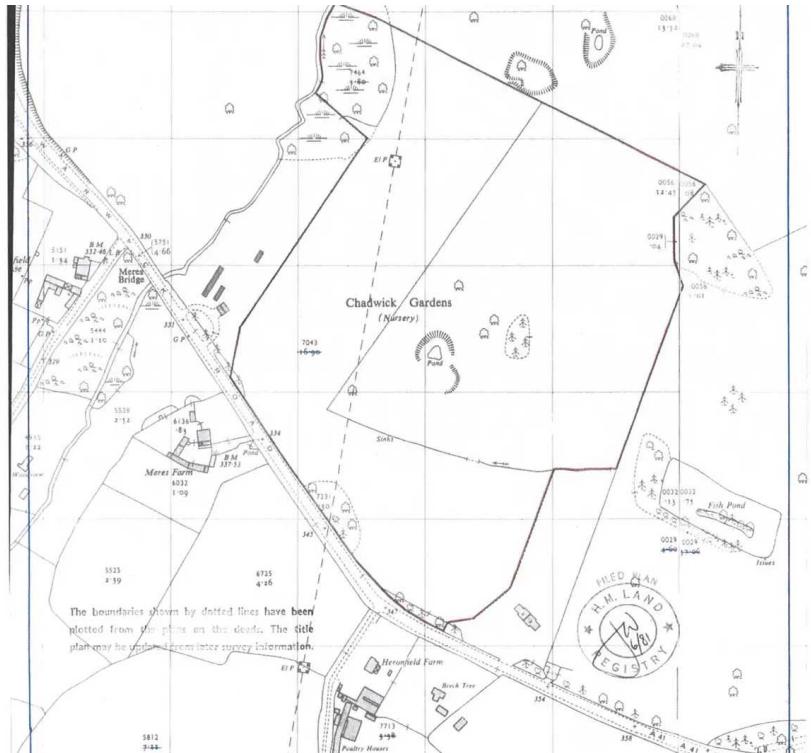
Tenure: Freehold

- For Sale By Traditional Auction – T & C's Apply
- 24 Acres of Pature/Grazing land
- Located on the edge of Knowle village
- Prime Location, off the Warwick Road



#### **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.





**Xact Land**

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