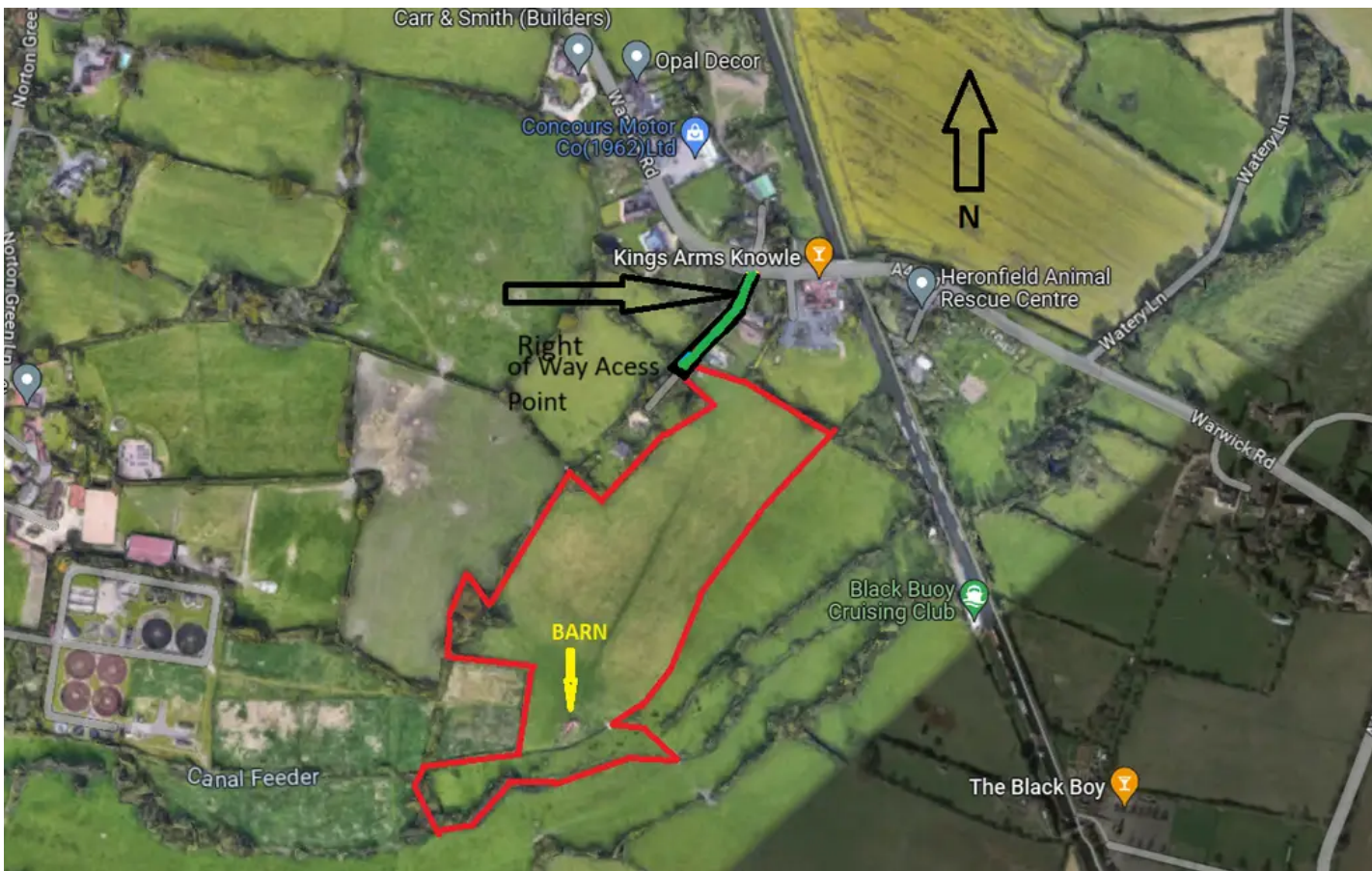


Land South of Warwick Road, Opposite Pear Tree Farm, Knowle

In Excess of £450,000



Land South of Warwick Road, Opposite Pear Tree Farm

, Knowle

PROPERTY OVERVIEW

Barn & Land, available for sale in this highly sought after location of Knowle, Solihull, B93.

A rare opportunity to purchase a **smallholding of over 12.6 Acres (5 Hectares)** of grazing land, in Knowle, together with a disused brick built barn. There is potential/ development opportunity (subject to planning consent) of the brick built barn, which is located to the rear of the land, on the Westward side.

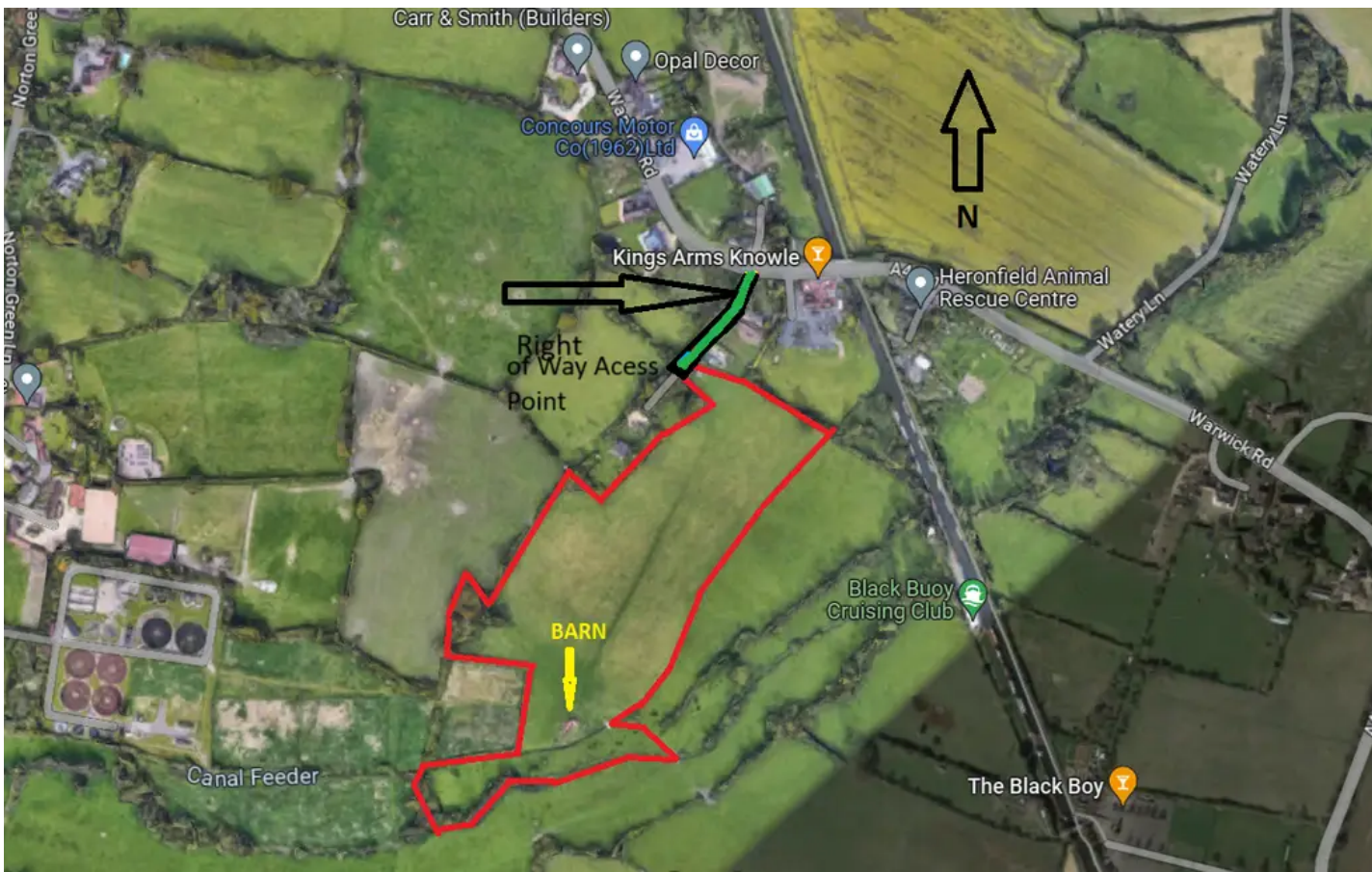
12.6 acres (5 ha) of grazing land available in one field. The land is met by a mature hedge to the North East & North West Borders. The access point is located, opposite Pear Tree Farm, Knowle. To the right hand side and rear of 2106 Warwick Road. The gate is located to the left hand side. The hardened track leads across the land to the barn. Viewing is Strictly by appointment only via Xact Land & New homes on 01564 496002.

Note:

The purchaser of the land will be required to erect a post and rail fence to the West of the land to define the agreed border with the Vendor.

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



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.

Carr & Smith (Builders)

Opal Decor

Concours Motor
Co(1962)Ltd

Kings Arms Knowle



Heronfield Animal
Rescue Centre

Right
of Way Access
Point

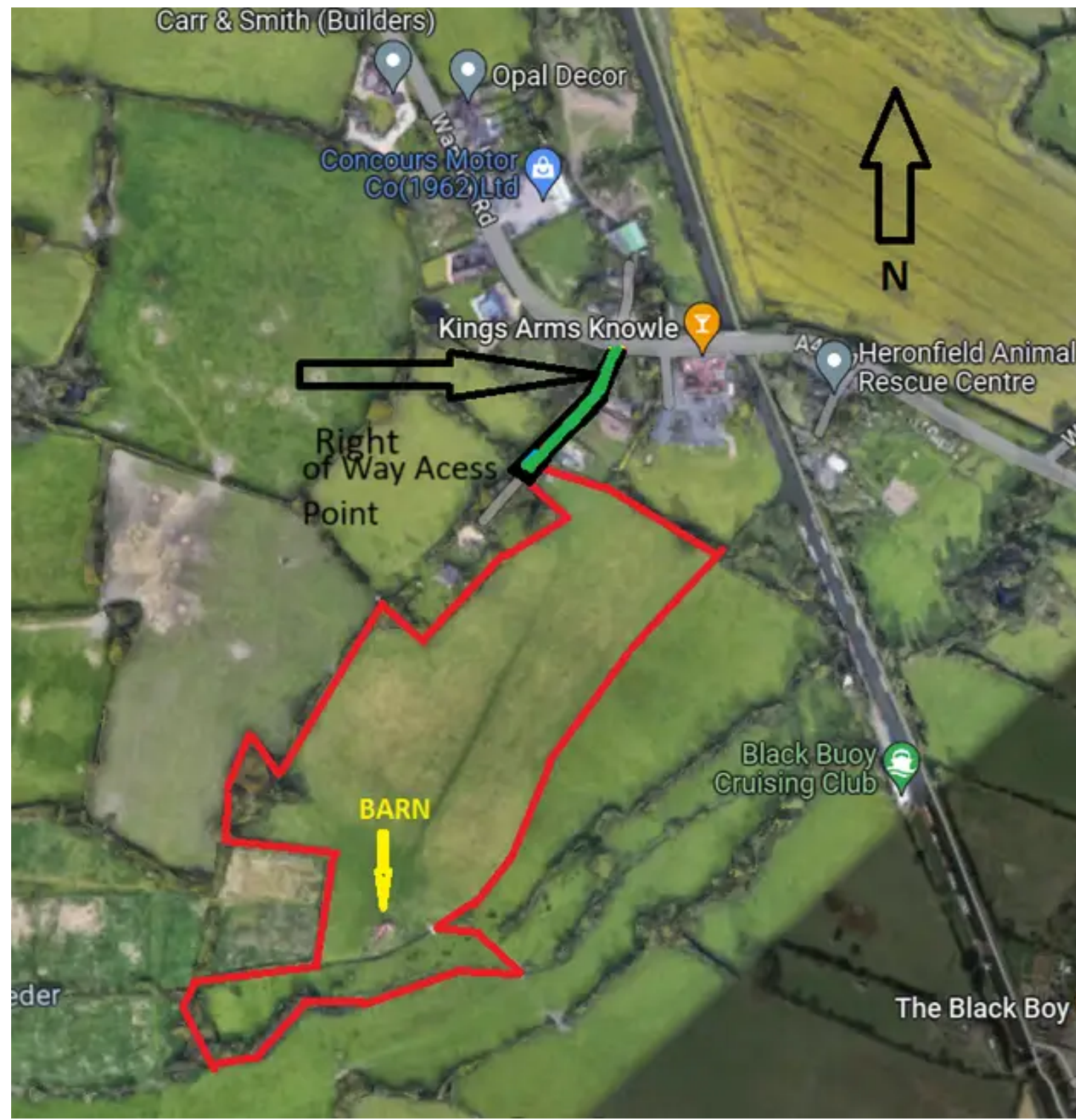
Black Buoy
Cruising Club

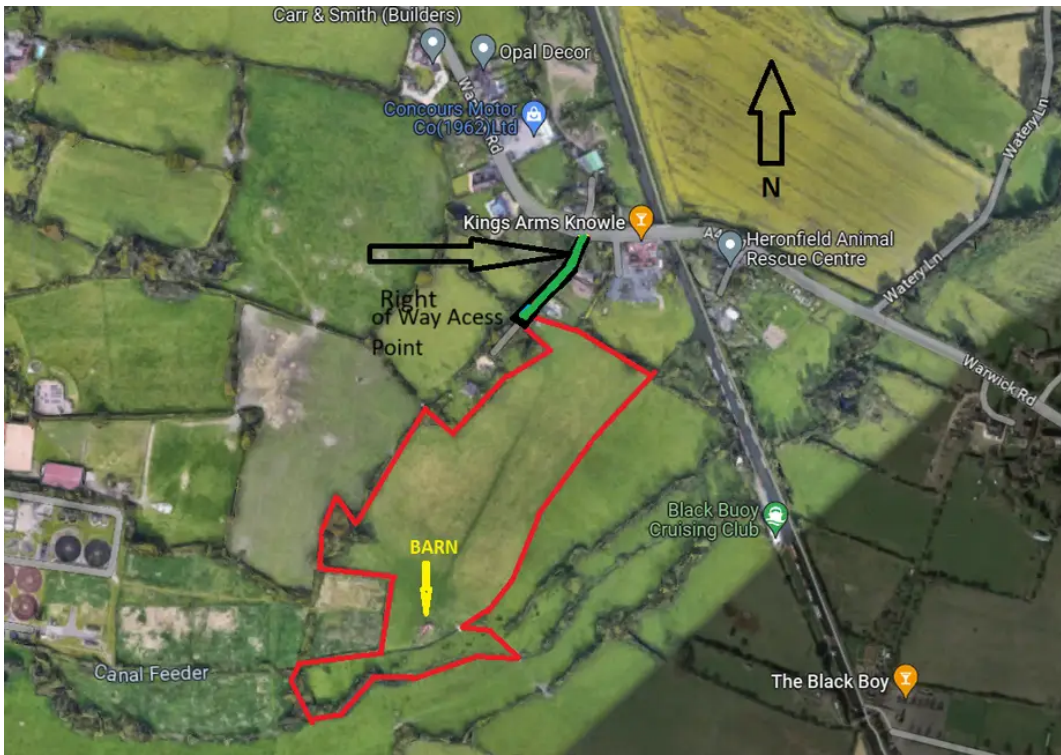
BARN

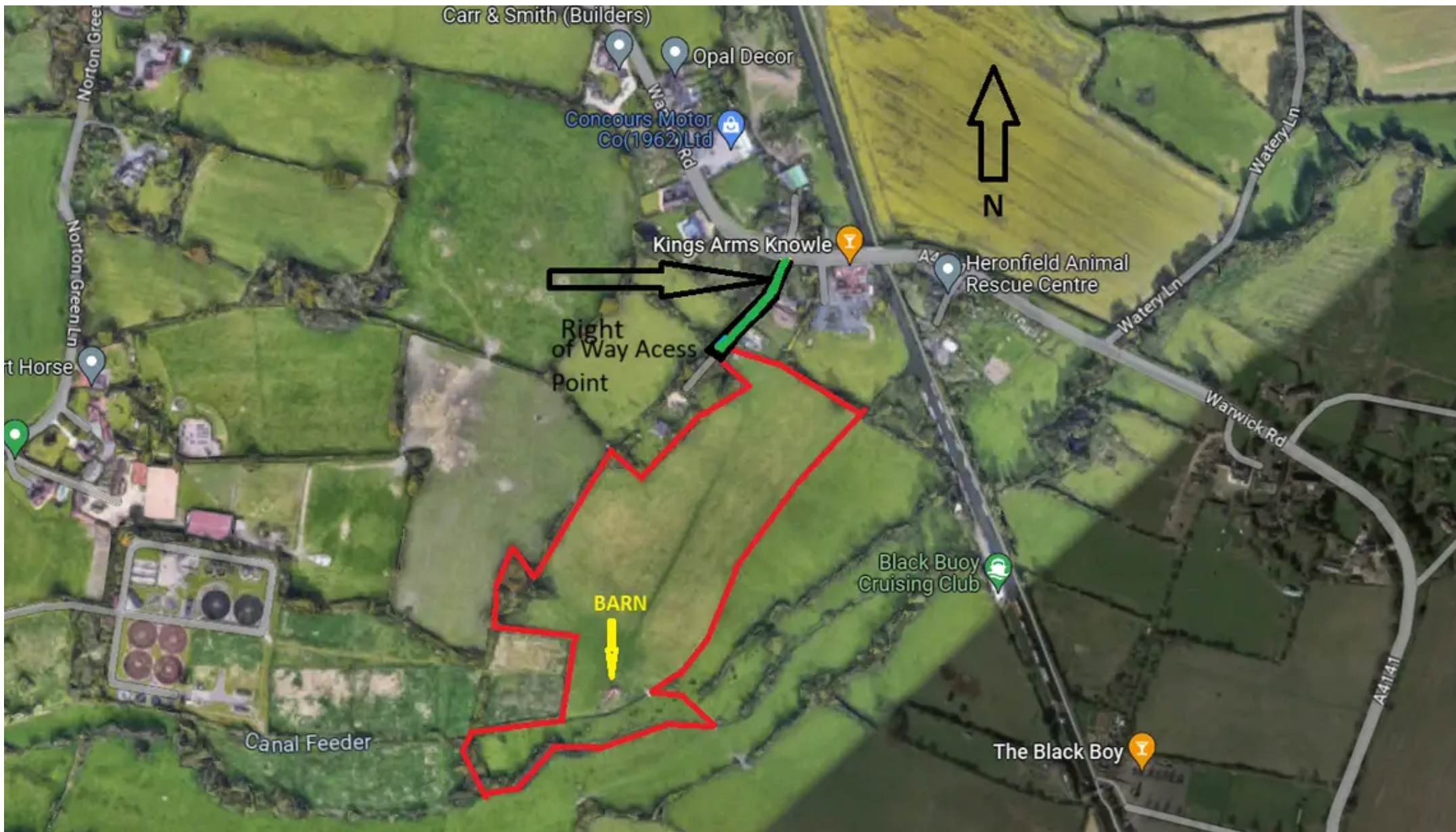
The Black Boy

MONEY LAUNDERING REGULATIONS

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Xact Land & New Homes

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01564 496002 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

