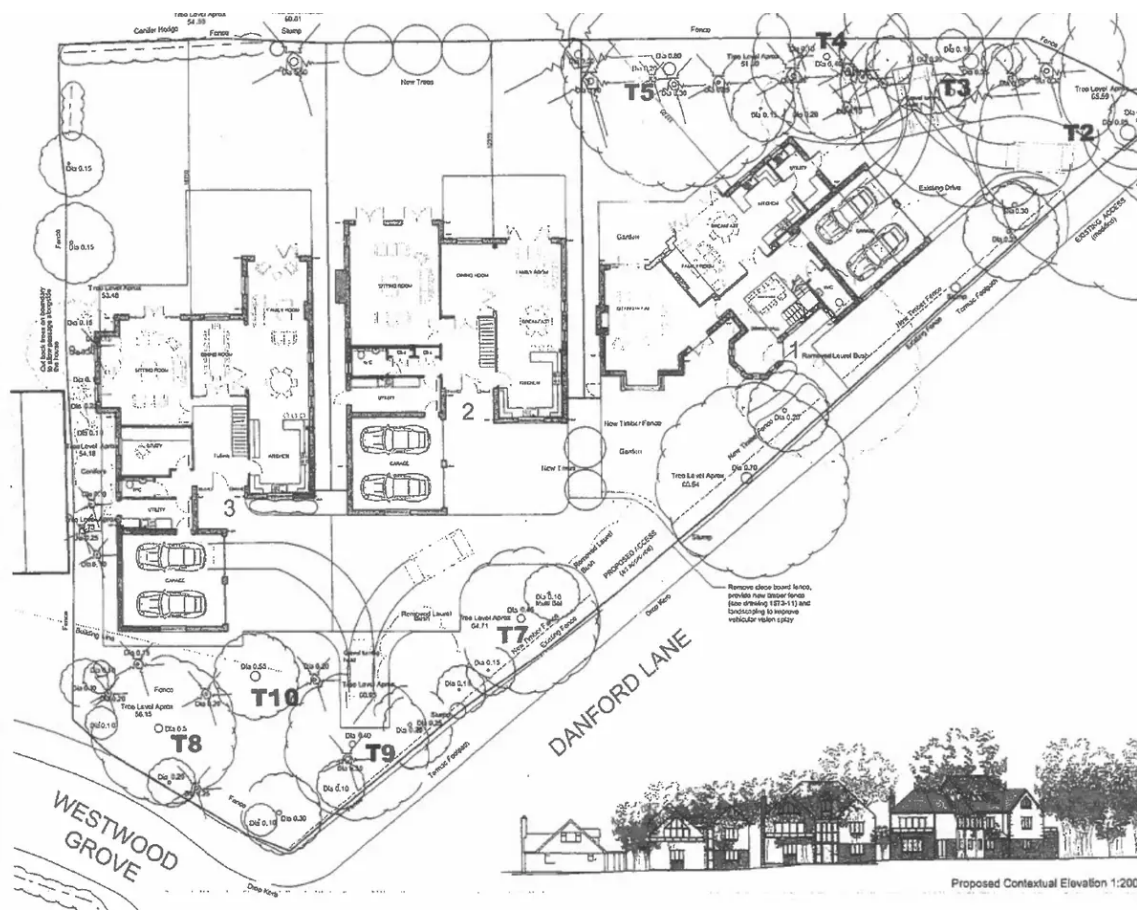




## Land at Danford Lane, Solihull

In Excess of £1,800,000



This Drawing is Based on M. Harris Land & Measured Building Surveyors Drawing - Nov. 2004

NOTE: Hashing denotes existing Tree Preservation Orders.

1	Number of Dwellings to be Built	1:100 @ A1
2	Number of Dwellings to be Demolished	1:100 @ A1
3	Plot 1 Floor to Finish Levels	1:100 @ A1
4	Plot 2 Floor to Finish Levels	1:100 @ A1
5	Plot 3 Floor to Finish Levels	1:100 @ A1
6	Plot 1 Proposed Site Plan & Contextual Elevation	1:100 @ A1
7	Plot 2 Proposed Site Plan & Contextual Elevation	1:100 @ A1
8	Plot 3 Proposed Site Plan & Contextual Elevation	1:100 @ A1

**MARSON RATHBONE TAYLOR ARCHITECTS**

PROJECT: Residential Development at 2 Danford Lane, Solihull, For Mr and Mrs Cranston

DRAWING: Proposed Site Plan & Contextual Elevation

Scale: 1:100 @ A1 Date: July 07

## PROPERTY OVERVIEW

Xact Land & New Homes have been instructed to sell an exciting Development Opportunity located close to Solihull town centre. The site has planning consent granted for three Large detached Homes in a central location. The location has an existing detached home that will be required to be demolished.

The three individual plots have a total plot size of 0.55 Acres. Each plot size is as follows;

Plot 1 310 + 64 = 374sq.m = 4025.7sq.ft

Plot 2 327 + 61 = 388sq.m = 4176.4sq.ft

Plot 3 286 + 54 = 340sq.m = 3659.73sq.ft

All offers must be made by email to [mark.cooper@xacthomes.co.uk](mailto:mark.cooper@xacthomes.co.uk).

Tel: 0121 704 6373 Fax: 0121 704 6592	
1	Full address or location of the land to which the application relates <b>2 DANFORD LANE SOLIHULL WEST MIDLANDS.</b>
2	Please list the number and type of dwellings (e.g 3-bed semi-detached, one bed bungalows) <b>6/5 BED. 3</b>
3	PLEASE STATE
(a)	The maximum number of persons that the dwelling types have been designed to accommodate <b>10</b>
(b)	The net floor area of each dwelling unit (excluding general storage space) (see note below) <b>1- 310m<sup>2</sup> 2- 327m<sup>2</sup> 3- 286m<sup>2</sup></b>
(c)	The floor area of the general storage space to be provided for each dwelling unit (see note below) <b>1- 64m<sup>2</sup> 2- 61m<sup>2</sup> 3- 54m<sup>2</sup> + ROOFSPACE.</b>
(d)	The number of W.C.'s to be provided for each dwelling a) Separate b) In bathroom <b>1-a=6 b=1 2-a=5 b=1 3-a=5 b=1</b>
(e)	The number of garages to be built for each dwelling a) Within curtilage b) Outside curtilage <b>DOUBLE GARAGE PER DWELLING HOUSE.</b>
(f)	The number of off-street parking spaces for each dwelling additional to garages in question 3(e). a) Within curtilage b) Outside curtilage <b>TWO WITHIN CURTILAGE ONE OUTSIDE</b>
(g)	The provision for drying facilities <b>UTILITY A/C AND GARDEN.</b>
(h)	The proposed location of refuse bins <b>REAR GARDEN.</b>



- Planning Granted For Three Large Detached Homes
- Approx. 0.55 Of An Acre
- Planning Application PL/2014/00021/DCON
- Freehold
- Site Close To Solihull Town Centre
- Viewing Strictly By Appointment
- Development Opportunity To Build Three large Individually Detached New Homes



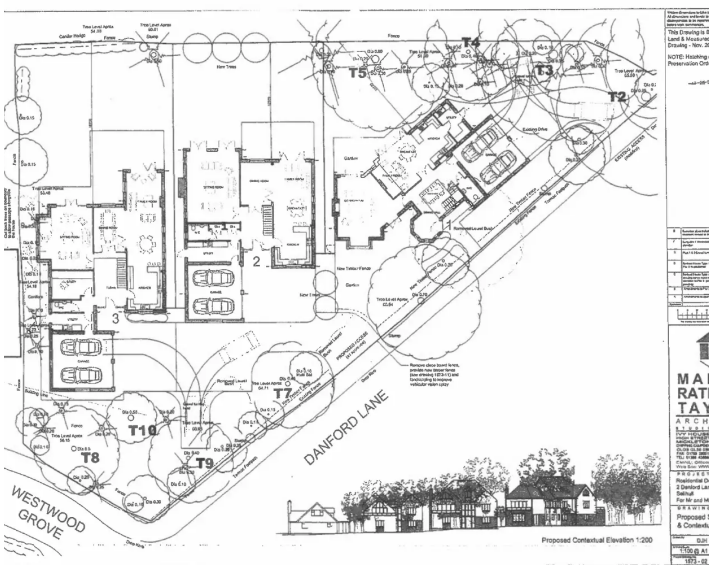
## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Tenure: Freehold

## 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.



KIRKWOOD CONSTRUCTION		Tel: 0121 704 6373 Fax: 0121 704 6592	
1	Full address or location of the land to which the application relates	2 DANFORD LANE SOLIHULL WEST MIDLANDS.	
2	Please list the number and type of dwellings (e.g 3-bed semi-detached, one bed bungalows)	Type of Dwellings 6/5 BED.	No. of Dwellings 3
3	PLEASE STATE	(a) The maximum number of persons that the dwelling types have been designed to accommodate	10
	(b) The net floor area of each dwelling unit (excluding general storage space) (see note below)	1 - 310 m <sup>2</sup> 2 - 327 m <sup>2</sup> 3 - 286 m <sup>2</sup>	Net floor area m <sup>2</sup>
	(c) The floor area of the general storage space to be provided for each dwelling unit (see note below)	1 - 64 m <sup>2</sup> 2 - 61 m <sup>2</sup> 3 - 54 m <sup>2</sup> + ROOFSPACE.	m <sup>2</sup>
	(d) The number of W.C.'s to be provided for each dwelling	1 - a = 6 b = 1 2 - a = 5 b = 1 3 - a = 5 b = 1	
	(e) The number of garages to be built for each dwelling	DOUBLE GARAGE PER DWELLING HOUSE.	
	(f) The number of off-street parking spaces for each dwelling additional to garages in question 3(e).	TWO WITHIN CURTILAGE ONE OUTSIDE	
	(g) The provision for drying facilities	UTILITY A/C AND GARDEN.	
	(h) The proposed location of refuse bins	REAR GARDEN.	



## Xact Land

1632-1636 High Street, Knowle - B93 0JU

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