



Bakers Lane, Knowle

Guide Price £300,000





PROPERTY OVERVIEW

Nestled on Bakers Lane, in a highly sought-after location, this expansive plot of land spanning approximately 5 acres presents a unique opportunity for those seeking a valuable investment in the desirable green belt area. Boasting an ideal setting for grazing.

As you enter the property from the road access, a sense of tranquillity envelops you, with the lush greenery stretching out before you. The land provides a blank canvas for creating your dream estate or utilising it for agricultural purposes. The backdrop of the green belt ensures a serene and picturesque environment, perfect for those looking to escape the hustle and bustle of urban life.

With the potential for a long-term investment, this property offers the chance to secure a piece of land in an area known for its enduring value and desirability.

Situated in a location renowned for its beauty and exclusivity, this parcel of land on Bakers Lane is sure to appeal to discerning buyers seeking a prime location. The proximity to essential amenities, transport links, and recreational facilities further enhances the appeal of this property, making it a coveted asset for those looking to invest in a premium location.

As you explore the vast expanse of this property, you'll appreciate the tranquil surroundings and the sense of privacy it offers. The gently rolling terrain and verdant landscape provide a soothing





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: A

Tenure: Freehold



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

- Circa 5 Acres Of Green Belt Land
- Ideal for Grazing
- Potential Long Term Investment
- Located On Bakers Lane
- Situated In A Very Desired Location
- Road Access



Xact Homes

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