



Bakers Lane, Knowle

Guide Price £200,000



OVERVIEW

Presenting an exceptional opportunity to acquire approximately 2.25 acres of greenbelt land, situated along the highly regarded Bakers Lane. This parcel of land is positioned in a sought-after location, renowned for its tranquil surroundings and excellent accessibility. The property benefits from direct road access, providing ease of entry and exit, which enhances its appeal for a variety of uses.

The land is predominantly level and open, offering a versatile canvas for prospective buyers. Its generous size and configuration make it particularly well-suited for equestrian purposes (subject to any necessary consents). The expansive nature of the site allows for the potential creation of stabling, paddocks, or exercise areas, catering to those with an interest in horse ownership or equestrian activities.

Bakers Lane is a location synonymous with exclusivity and rural charm, making this offering a rare addition to the market. The greenbelt designation ensures the preservation of the natural landscape, providing peace of mind regarding the long-term character of the area. This setting is ideal for those seeking a tranquil environment away from urban congestion, while still benefitting from convenient access to surrounding amenities and transport links.

- Circa 2.25 Acres Of Greenbelt Land Situated On The Prestigious Bakers Lane
- With Road Access
- Ideal For Equestrian
- Metered Water Access If Needed
- Potential Long Term Investment



In addition to its suitability for equestrian use, the land presents a compelling long-term investment opportunity. Greenbelt land in such a prestigious location is increasingly scarce, and its inherent value is likely to be preserved over time. Investors may wish to explore the potential for future appreciation, as well as the possibility of alternative uses, subject to the relevant permissions from local authorities.

The property is offered with freehold tenure, allowing buyers to secure a lasting interest in this prime parcel. The clear boundaries and established road frontage further enhance the practicality and desirability of the site. Whether for immediate use or as a strategic addition to an investment portfolio, this land on Bakers Lane represents a sound acquisition.

For those seeking a substantial plot in a premier location, with the flexibility to accommodate a range of uses, this greenbelt land provides an outstanding proposition. Viewings are strictly by appointment, and interested parties are encouraged to make enquiries at the earliest opportunity to avoid disappointment. This is a rare chance to acquire a significant holding in a renowned area, with enduring appeal and considerable potential.



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: G

Tenure: Freehold



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.



Xact Land

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