



John Shepherd Vaughan



Lot 1 - Heronsbrook Farm

Warwick Road, Knowle, B93 0AU

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Heronsbrook Farm is located in a quiet backwater setting, towards the outskirts of Chadwick End in picturesque semi-rural South Warwickshire, approximately 3 miles from Knowle and the wider facilities available in Solihull.

Access to the site is provided by a long sweeping driveway beyond electrically operated gates, so offering a discreet and secure position which is not visible from the main road and approach.

This is an extremely rare opportunity to acquire approximately 28 acres of prime pasture land, which is currently divided into two level paddocks, providing the perfect facility for a buyer with equestrian interests, for keeping livestock or any number of agricultural uses. It has the benefit of approved planning to construct a new detached farmhouse over three storeys, currently proposed to offer a maximum of approx 3,500 sq ft.

Although the planning was passed in 2011, the current owners have made a 'material start' resulting in the planning permission continuing to run in perpetuity until the house is complete. Whilst undertaking the required works, the occupant could reside in comfort in a well appointed two bedroom detached timber lodge, which is included within the sale.



**A 28 acre small holding with
planning permission to build a new
permanent agricultural workers
dwelling. PL/2011/00322/FUL**



There are additional outbuildings and a parcel of land available by separate negotiation. Please contact the agents for further information. (LOT 3)

N.B. It should be noted that the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture as defined in section 336 (1) of the town and country planning act 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Knowle is a most delightful village retaining much of its village charm with a blend of fresh high street convenience. Just some 2 miles away from Solihull town centre and providing easy access to Birmingham city centre and Stratford-Upon-Avon. The village itself contains an excellent and highly regarded school at both junior and secondary level (Arden School). Excellent commuter facilities include strong links to Birmingham and onwards, the midlands motorway network allowing access the National Exhibition Centre and Birmingham International Airport





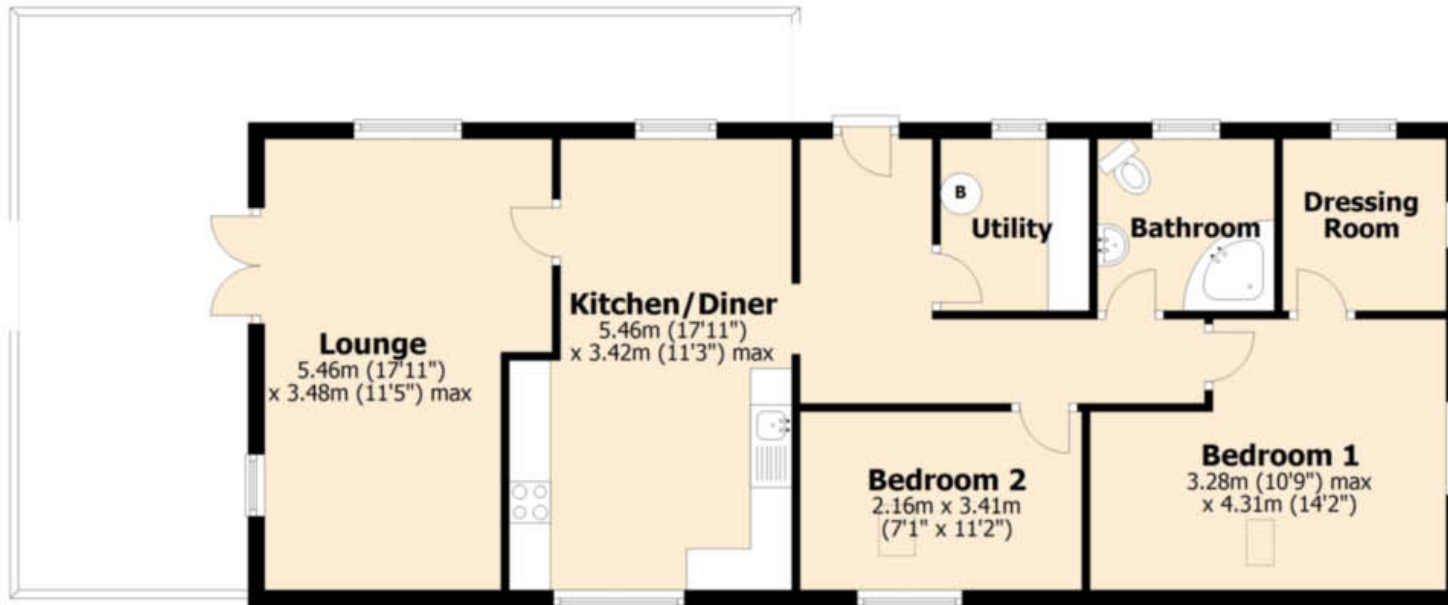


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TIMBER LODGE

Floor Plan

Approx. 78.1 sq. metres (840.2 sq. feet)



Total area: approx. 78.1 sq. metres (840.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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The Property
Ombudsman



John Shepherd
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