

FOR SALE



26.86 acres of pasture land at
Woodhouse Farm
Catherine-de-Barnes Lane
Catherine-de-Barnes
Solihull
West Midlands
B92 0DJ

Guide Price £210,000



Directions

The land is situated to the north of the B4102 Hampton Lane and to the west of the B4438 (Catherine-de-Barnes Lane). It is situated to the south of the A45 Coventry Road.

Location

Catherine-de-Barnes is a small semi-rural village located between Solihull Town (1.5 miles to the south west) and Birmingham International Station (2 miles to the north).

Access to the M42 (junction 6) is approximately 1 mile. Birmingham NEC and Birmingham International Airport are situated approximately 1.5 miles from the ground.

The Land

The land extends to 26.86 acres (10.87) ha and is edged red on the attached plan. This block of permanent pasture lies to the West of Catherine De Barnes Lane and has road frontage and access to Catherine de Barnes Lane. The ground adjoins the local rugby club sport field.

Solihull Council informs us that parcel SP 18812383 was low lying ground raised by inert fill in the late 1970's (see legal pack).

RPA Parcel Number	Current Crop	Acreage	Hectarage
SP 1881 2383	Grass	11.36	4.80
SP 1881 3040	Grass	14.99	6.07

Planning

The land is in the green belt between Solihull and Meriden and just south of the expanding Birmingham Airport and would appear to have long term development hope value subject to planning.

Single Farm Payment

The land is registered for Single Farm Payment purposes and the vendor will use his best endeavours to transfer the entitlement on a pro rata basis to the purchasers if required.

Entry Level Stewardship Scheme

The land is subject to an existing Entry Level Stewardship Scheme Agreement that expires in April 2011. The purchasers must agree to manage the land in accordance with the existing Entry Level Stewardship Scheme until its expiry and will indemnify the vendor against any losses resulting from the mismanagement of the purchased ground.



Tenure

The freehold of the land is for sale and to the agent's best knowledge there are no lease agreements in place. The sporting and mineral rights are owned and are included within the freehold sale.

Rights of Way and Easements

The land is subject to all existing rights of way and easements. It should be noted that a footpath runs between points D and E on the attached plan. In addition there are two existing easements in favour of Seven Trent and Esso that run between points F and G on the attached plan. The sewer is believed to be at least 5m deep and the oil pipeline c. 1.1m deep.

Timber and Boundaries

All growing timber is included in the sale. The ownership of boundaries, where known, are delimited by an inward facing T mark on the accompanying plan. Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries or ownership thereof.

Clawback Provisions

Under the clawback reserve the purchaser will be required to pay 20% of any enhanced value arising from planning consent for development of any part of the purchased land. The clawback provisions will be restricted to 20 years from the date of completion of the purchase.

Local Authorities

Solihull MBC

Solihull Council
Council House
PO Box 18
Solihull

B91 9QS

Tel: 0121 704 6000

Fax: 0121 704 6114

email: connectcc@solihull.gov.uk

Severn Trent Water Ltd: 2297 Coventry Road, Birmingham B26 3PU

Central Networks, Herald Way, Pegasus Business Park, Castle Donington, Derbyshire DE74 2TU



Plans, Area and Schedules

These are based on the ordnance survey and are for reference purposes only. They have been checked and computed by use of a planimeter the vendor's agents but the purchaser should be deemed to have satisfied themselves as to the description and the extent and acreage of the property.

Viewing

The Land is available to view until sold. Please ensure that a set of sales details are taken with you whilst viewing. All viewings are undertaken at potential purchasers' own risk. No dogs whatsoever are allowed on the property and all gates must be left as found.

Agent

Barlow Associates Limited,
Packington Hall,
Meriden,
Warwickshire
CV7 7HF
01676 522020

IMPORTANT NOTICE

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