



01727 817479

www.vantageland.co.uk

LAND FOR SALE IN BALSALL COMMON, WARWICKSHIRE

LAND ON BALSALL STREET, BALSALL COMMON, COVENTRY, CV7 7AS

GRAZING LAND FOR SALE WITH PADDOCK POTENTIAL, WELL SITUATED NEAR SOLIHULL, COVENTRY, BIRMINGHAM AND THE M42, M40 & M6 MOTORWAYS



A unique opportunity to purchase this attractive parcel of both recently seeded and mature pasture land, ideal for the grazing of livestock. Totalling over 22 acres, the land is available as a whole or in 6 good sized lots suitable for paddocks.

The site is situated on the edge of the beautiful and affluent West Midlands village of Balsall Common, which is considered to be one of the most prosperous communities in the region. The land has the benefit of a rural outlook, yet is close to the large cities of Coventry to the East and Birmingham to the West, making it an ideal commuter village. Access to the both the rail and motorway networks is nearby.

The land benefits from a new set back, securely gated roadside access off Balsall Street, B4101, which provides a direct route into Birmingham. It is bordered throughout by established hedgerows and post and wire fencing, with many mature trees providing shelter for your horse and giving the land its own unique charm and enhancing the delightful character of the site. There is a stream running through lot 6 that provides a natural water supply.

The site is available freehold as a whole or in lots.

Lot 1: 2.27 acres SOLD
Lot 2: 2.25 acres SOLD
Lot 3a: 3.50 acres SOLD

Lot 4a: 3.50 acres SOLD
Lot 5a: 2.54 acres SOLD
Lot 6a: 8.79 acres SOLD

TRAVEL

- ◆ 1.3 miles to Berkswell Train Station *
- ◆ 1.4 miles to the A452
- ◆ 3.3 miles to Junction 5 of the M42
- ◆ 3.8 miles to the A45
- ◆ 4.9 miles to Birmingham International Airport
- ◆ 5.9 miles to Junction 16 of the M40
- ◆ 6.1 miles to Junction 4 of the M6

* Journey Times: 10 mins to Coventry;
22 mins to Birmingham; 1 hr 25
mins to London Euston

LOCATION

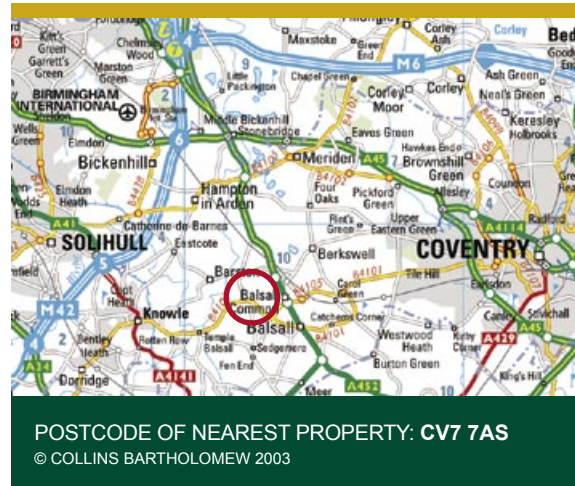
- ◆ 1.9 miles to Berkswell
- ◆ 2.6 miles to Knowle
- ◆ 3.7 miles to Bentley Heath
- ◆ 4.5 miles to Solihull
- ◆ 4.9 miles to Kenilworth
- ◆ 6.9 miles to Coventry
- ◆ 8.5 miles to Warwick
- ◆ 11.2 miles to Birmingham City Centre

The site is situated on the edge of Balsall Common Village, in the 'Heart of England'. Well known for its excellent schools and friendly village life, Balsall Common is a delightful and exclusive place to live with a full range of amenities, shops, restaurants and services.

It is superbly located and benefits from a fantastic infrastructure; being within easy access to Birmingham International Airport, the NEC and the well structured motorway network that includes the M6, M40 and M42.

It also lies within the catchment areas for the cities of Birmingham and Coventry; and the towns of Solihull, Warwick and Kenilworth, where an extensive range of retail and leisure facilities can be found.

The Heart of England Way is a long distance walk of around 100 miles through the Midlands of England linking Cannock to the Cotswolds. It passes by Balsall Common and the whole walk follows a route through undulating farmland and lowland heath, woodland and riverside paths. It is along this path that appreciation for the beautiful English countryside will be found.



METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

PLANNING

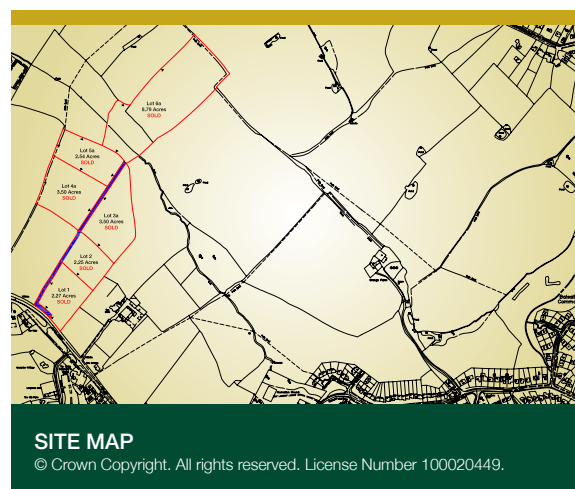
The land is designated within the Greenbelt and any development would be subject to planning permission.

LOCAL AUTHORITY

Solihull Metropolitan Council
PO Box 18
Council House
Solihull
B91 3QS

VIEWING

To arrange a site visit, please call 01727 817479
or email enquiries@vantageand.co.uk.



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

VANTAGE LAND LIMITED, CHAUCER HOUSE, 4-6 UPPER MARLBOROUGH ROAD, ST ALBANS, HERTFORDSHIRE, AL1 3UR

ACCESS

The land benefits from 83 metres of road frontage onto Balsall Street where there is gated access leading into a 8 x 10 metre area of hardstanding.

Post and rail fenced, this set back access is of high quality stone, well drained and makes vehicular access into the site easier for all.

EQUESTRIAN

There are a number of equestrian centres and riding schools located in Balsall Common to accommodate the horse enthusiasts. The nearest of which is located approximately 600m from the site further along Balsall Street.

The local area surrounding Balsall Common is primarily flat land and with a good network of footpaths, bridleways and quiet lanes suitable for equestrian activities.

LAND VALUES

According to the latest RICS rural land market survey, land prices in the West Midlands increased by 27.3% in the past year. These prices are predicted to increase further.

HOUSING

All properties in the village of Balsall Common, during the period of January to March 2008, were 37% above the national average. In today's market this demonstrates that Balsall Common is maintaining its exclusive location and has not been overly affected by the national housing market struggle.

The picturesque surroundings within Balsall Common and the nearby villages form part of the Meridan Gap which serves as a green belt separating the large conurbations of Birmingham and Wolverhampton. The area is currently under pressure from housing and business developments in the surrounding urban areas.

The planned expansion of Birmingham International Airport outlines the need for construction upon the greenbelt to allow this expansion to happen.

This, combined with the increasing need for new housing to meet predicted demands, hints that large villages such as Balsall Common could be expanded to house these requirements.



Access off Balsall Street



Vehicular access has been made easier



Lot 5: Lush grazing land with paddock potential



Lot 6a: Mature trees would provide perfect shelter for your horse or livestock