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LAND FOR SALE IN CATHERINE-DE-BARNES, SOLIHULL

LAND OFF CATHERINE-DE-BARNES LANE, SOLIHULL, WEST MIDLANDS, B92 0DJ

FARMLAND FOR SALE WITH Paddock & Investment Potential well situated near Solihull, Birmingham, Coventry, the A45, A41 and M42 & M6 Motorways



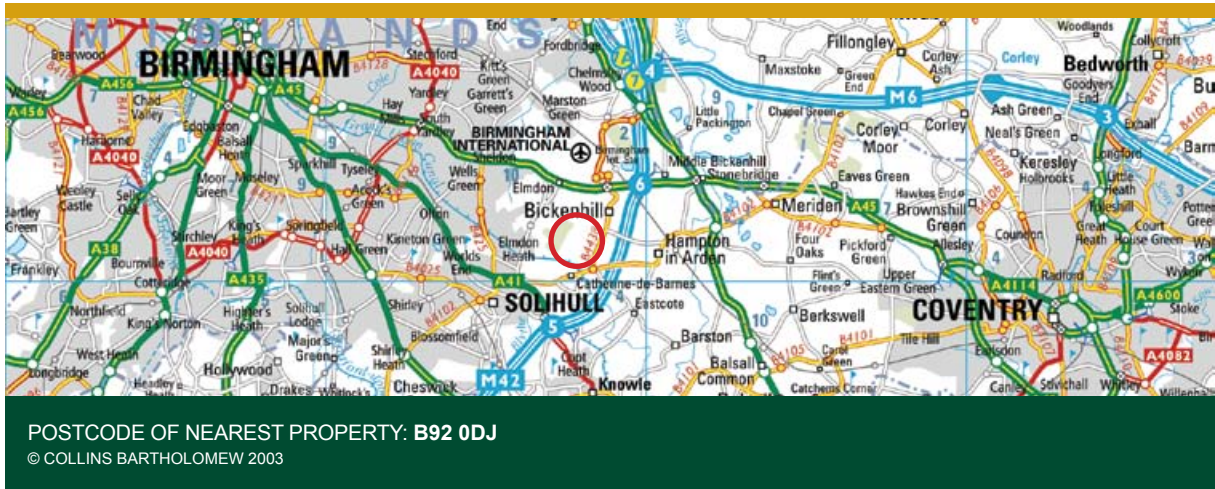
A rare and desirable opportunity to purchase a good sized block of strategic and productive farmland superbly located on the edge of Solihull Town Centre. Totalling over 14 acres the land is available freehold as a whole or in lots, with strong long-term investment potential and development hope value.

The land is flat, well drained and each lot benefits from full vehicular access via an excellent private farm track off Catherine-de-Barnes Lane.

The site is situated in Catherine-de-Barnes, a semi-rural village located between Solihull and Birmingham International Airport. Nearby larger towns and villages can easily be reached through a superb network of local transport links and infrastructure.

The site's investment potential is boosted by the nearby expanding Birmingham International Airport. The airport is one of the region's main drivers of employment, creating thousands of jobs and boosting the local economy. It is the only major airport with permitted development that will see the airport expand greatly up to the year 2030.

The site is available freehold as a whole or in lots. See back page for a full list of available lots, sizes and prices.



TRAVEL

- ◆ 1.1 miles to the A45
- ◆ 1.3 miles to Hampton-in-Arden Train Station
- ◆ 1.5 miles to Birmingham International Train Station *
- ◆ 1.5 miles to Junction 6 of the M42
- ◆ 1.5 miles to the A41
- ◆ 1.7 miles to Birmingham International Airport
- ◆ 3.5 miles to Junction 4 of the M6
- ◆ 6.4 miles to the M40

* Journey Times: 10 mins to Birmingham New Street; 10 mins to Coventry; 22 mins to Leamington Spa; 39 mins to Milton Keynes; 1 hr 14 mins to London Euston

LOCATION

- ◆ 0.6 miles to Catherine-de-Barnes
- ◆ 1.8 miles to Birmingham NEC
- ◆ 2.0 miles to Solihull Town Centre
- ◆ 7.8 miles to Birmingham City Centre
- ◆ 9.4 miles to Coventry
- ◆ 11.9 miles to Warwick
- ◆ 12.3 miles to Redditch
- ◆ 12.6 miles to Leamington Spa

The site is situated on the edge of the affluent Catherine-de-Barnes, between Solihull and Birmingham International Airport.

Solihull is the largest town within the Metropolitan Borough of the same name and together with Birmingham form a major

part of the West Midlands conurbation, the UK's second most populated urban area.

The town is one of the most prosperous in the region and has seen a boom in population. This growth is due to a number of factors including the continual expansion of Birmingham International Airport and, perhaps most significantly, the release of large tracts of land for housing development attracting inward migration of residents from across the UK.

Students are also attracted to the area with five universities close to Solihull; three in Birmingham and two in Coventry.

Solihull offers a variety of shopping facilities and the town has undergone much development in recent years.

The Birmingham NEC, lies within the borough of Solihull, as does Birmingham International Airport and the ever-expanding, newly developed Birmingham Business Park.

Birmingham is the UK's second largest retail centre, with the country's busiest shopping centre – the Bullring. The city has seen economic growth greater than the national average attracting commuters from surrounding areas. Much of the city has been regenerated in recent years.

The Big City Plan is a large redevelopment plan currently underway in the city centre with the aim of regenerating Birmingham making it one of the top 20 most liveable cities in the world within 20 years. This ambitious plan will increase the city centre area fivefold and provide 60,000 new homes.

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.

TRAVEL & LOCATION (CONT.)

Complementing Birmingham, the large and heavily populated cities of Coventry and Leamington Spa can both be found within 13 miles.

Major improvements continue to regenerate the city of Coventry with more developments planned.

Leamington Spa is a modern town and one of the largest in the county. The spending-power of its wealthy residents led to the development of Leamington as a popular place for shopping and it has seen a strong growth in population over the years.

These major urban areas and numerous other towns and villages can easily be reached through a superb network of local transport links and infrastructure.

A number of main roads pass through Solihull including the A41 and A45 trunk roads. The A41 connects the site to London. The A45 is a major road that runs east from Birmingham, though Solihull connecting with the M42 through to Rugby and Northampton.

The M42 and M40 both pass through Solihull and provide very rapid links to London and to the rest of the motorway network surrounding the West Midlands, including the M6 that runs from the M1 via Birmingham to Manchester.

Birmingham International railway station is located on the West Coast Main Line and serves both Birmingham International Airport and the NEC. Lying next to the M42, it is just over a mile from the site and offers frequent express connections to Birmingham City Centre in 10 minutes and to London in just over an hour.

The new "Birmingham Interchange" station is proposed to be built on the other side of the M42 motorway. This station will be on the High Speed Two railway line, which is expected to be completed in 2026.

The HS2 is a proposed British high-speed railway serving the Midlands and the North West with a "Y" shaped route from London to Birmingham and then two spurs, one to Manchester and the other to Leeds.

Proposed journey times to London would be reduced to an estimated 40 minutes and the HS2 would extend Birmingham's catchment area further into London and the South East, and even Kent would be less than an hour away.

The HS2 will be the equivalent of placing Birmingham in 'Zone 4' of the London Tube Map.

EQUESTRIAN & LEISURE

The land has great investment potential and hope value, but is also suitable for paddock conversion.

Solihull and its surrounding villages provide an excellent area in the West Midlands for equestrian activities.

Horse riding is a popular leisure activity and the nearby facilities, along with the local countryside landscape, meet the needs of all standards of horse rider.

The Solihull Riding Club is one of the longest established riding clubs in the UK and is situated within 5 miles.

The Club provides excellent facilities for all disciplines at all levels from grass roots to professional and is centred around one of the largest indoor riding arenas in the country.

The club houses 2 indoor arenas, an all weather outdoor arena, over 220 acres of land with dressage, jumping and showing fields.

Hazel Farm is a Livery Centre located within 1 mile of the land and provides a large number of modern indoor stables and livery facilities including a riding school catering for all riding abilities.

The nearest bridleway to the land can be reached within 6 miles located to the south east of Hampton in Arden at Marsh House Farm Lane.

LAND VALUES

Farmland prices increased by 11% in the 6 months, with **land in the West Midlands outperforming the rest of the country with an impressive rise of 18%**.

Looking ahead, **surveyors expect the current trend in rising land prices to continue.**

Land prices are predicted to increase by up to 10% in the first half of this year alone.

Farmers looking to expand are expected to compete fiercely with investors for land as it becomes more well-known as an asset class with a proven track record of capital growth.

While economic turmoil prevails in financial markets, land is still regarded a safe haven for investment particularly in the context of other asset classes. **The capital value growth of UK farmland is forecast to outperform many commodities markets.**

ACCESS

The lots benefit from excellent access via a superb private farm track leading from Catherine-de-Barnes Lane.

PLANNING

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

VIEWING

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

LOCAL AUTHORITY

Solihull Council
Council House
PO Box 18
Solihull
West Midlands
B91 9QS

METHOD OF SALE

The land is for sale freehold by private treaty and sold with vacant possession. This site is owned by the owner of Vantage Land. This land is being marketed on behalf of Barkway Land Ltd (in Liquidation).

GUIDE PRICES

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

Lot A1:	4.22 acres	Guide Price: £52,000	Lot C1:	3.50 acres	SOLD
Lot A2:	4.57 acres	Guide Price: £55,000	Lot C2:	3.98 acres	UNDER OFFER
Lot B1:	4.86 acres	SOLD	Lot D:	7.02 acres	UNDER OFFER
Lot B2:	5.95 acres	Guide Price: £69,000			

