

FOR OPTION/PROMOTION ONLY

Land at Catherine-de-Barnes, Solihull, B91 2TH

Site Area: Approx. 19.62 Acres (7.94 Ha)



Plan is not to scale and is for indicative purposes only.

M42

Strategic Land Catherine-de-Barnes, Solihull



LOCATION

The site is located to the south western edge of the village of Catherine-de-Barnes, approximately 1 mile to the east of Solihull.

The village sits on the Grand Union Canal and benefits from a public house, convenience store and village hall.

Catherine-de-Barnes is well connected with Junctions 5 and 6 of the M42 motorway located within 2 miles, as well as the A41 and A45 providing motorway links and connections to Coventry and Birmingham. Birmingham Airport and the National Exhibition Centre (NEC) are situated 2 miles to the north of the village. The nearest train station is located in the village of Hampton-in-Arden (2 miles to the east) with regular services to London Euston and Birmingham New Street. There are also regular bus services to Solihull and Coventry with stops located adjacent to the site on Hampton Lane.

DESCRIPTION

The site extends to approximately 19.62 Acres (7.94 Ha) and comprises a triangular shaped parcel of arable land. Running along the northern boundary is Hampton Lane (B4102) which serves as the eastern vehicular approach to the village.

The site has approximately 150 metres of frontage onto the 30mph section entering the village.

The site is bound to the east by Henwood Lane, part of which borders land owned by the Metropolitan Borough of Solihull and the Guide Association. To the south east, pasture land extends down to Berry Hall Lane and to the east is a row of large residential dwellings which front the B4102. Primary vehicular access to the site is provided along the northern boundary off Hampton Lane.

PLANNING

The subject site is situated within the planning jurisdiction of Solihull Metropolitan Borough Council. Solihull Local Plan was submitted to the Secretary of State on the 13th May 2021 for independent examination. A recent update on the 9th June 2023 states that the examination of Solihull's Local Plan Review is still paused pending the publication of the updated National Planning Policy Framework (NPPF).

At a more local level, the Hampton-in-Arden Neighbourhood Plan (NP) 2017-2028, made on 10th August 2017, forms part of the development plan for this site. The Neighbourhood Plan is in the process of being updated and consultation on the Pre-Submission Draft Plan took place in February – March 2023.

The site is located within the Birmingham Green Belt.

To the eastern edge of the village there is currently a live application for up to 95 dwellings (awaiting determination), planning ref: PL/2023/01173/PPOL.

SERVICES

Parties should satisfy themselves as to the availability of services. We have not carried out any tests in this regard.

Electricity power lines bisect the site north/south.

OVERAGE

The site is subject to a pre-existing 40% Overage. The landowner and overage beneficiary are corresponding and it is intended that the overage payment due will be settled from the net landowner proceeds and removed from the Registered Title upon sale.

TERMS

The site is available for promotion via an Option or Promotion Agreement. Parties are invited to submit terms as follows:

- Type of agreement
- Percentage – discount/share of proceeds
- Premium payment(s) to landowner
- Term(s) of agreement
- Any deductible costs
- Planning/promotion cost cap
- Any deductible costs
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Parties are invited to confirm interest promptly upon receipt of these marketing particulars. Any expressions of interest or offers should be sent by email to robert.anthony@brutonknowles.co.uk or jack.mouldsdale@brutonknowles.co.uk

VIEWING

Viewings are strictly by prior arrangement with Bruton Knowles.

BRUTON KNOWLES LLP

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SUBJECT TO CONTRACT - SEPTEMBER 2023

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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