



Norton Green Lane, Knowle

Guide Price £1





DEVELOPMENT OPPORTUNITY

We have been instructed to sell a parcel of land, approx 2.5 acres in size, located on Norton Green Lane, Knowle, it may be suitable for a variety of uses.

The vendor is looking for an option agreement with the below terms:

- 10 Year Option Agreement
- Nothing Payable Upfront
- £1,000,000 On Planning Permission Being Granted
- Best Endeavours Clause
- Buyer Pays The Vendors Legal Fees
- Exchange before 31/10/2024


LOCATION

Located and well placed for all local amenities, schools (Knowle Junior & Infant and Arden Secondary School) and Dorridge railway station which provides commuter services between London Marylebone and Birmingham Snow Hill. Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax band: TBD

Tenure: Freehold

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We have taken all reasonable care to ensure the accuracy of the information contained in this plan. However, we do not accept any liability for any loss or damage, whether direct or indirect, arising from the use of this plan.

Notes:
The plan has been prepared to the best of our knowledge and belief. It is not a guarantee of accuracy. All other dimensions should be confirmed on the ground. The plan is not to be used for any other purpose. The plan is not to be used for any other purpose. The plan is not to be used for any other purpose.

Project
Cryers Oak
Norton Green Lane
Knowle

Drg. No. **PA18001-1-PA18** Date: **Jan 2024**
 Drawn by **Mark Jackson** Scale: **1/1250(A4)**
 Cad Scale **1/1**


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SURVEY IS RELATED TO NATIONAL GRID
OSGB36/03 ESTABLISHED USING OBSERVATIONS FROM
AN ORANGE SURVEY COMMERCIAL CLASS III RETRIEVAL
CORRECTION SERVICE AND IS RELATED TO ORANGE
DATA VIA THE OSGB MODEL ORANGE
NO SCALE FACTOR APPLIED.

Site Data (Sutton Coldfield) Ltd accepts no responsibility for this plan and/or associated reports to any party other than the original client and for its original purpose.

Notes:-

This plan has been surveyed to the scale shown. Caution should be exercised when engagements are made. All critical dimensions should be confirmed on site prior to the commencement of any work.

All dimensions have been measured or estimated from ground level.

Tree species shown should be treated with caution and expert identification is advised.

Pipe sizes are estimated from a surface inspection only, due to health and safety requirements.

Every effort is made to identify all visible above ground features. It should be apparent that there may be items obscured at the time that the survey was undertaken.

Project
Cryers Oak
Norton Green Lane
Knowle

Drg. No. 240128M1-1-Plan	Date: - Jan 2024
Drawn by Matt Jackson	Scale: - 1/1250(A4)
Cad Scale 1/1	



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- Freehold
- Option Agreement Preferred
- Approx. 2.5 Acres
- Land with potential for a Equestrian facility

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





SURVEY IS RELATED TO NATIONAL GRID
096809(02) ESTABLISHED USING OBSERVATIONS FROM
AN ORDINANCE SURVEY COMMERCIAL GPS RTK NETWORK
CORRECTION SERVICE AND IS RELATED TO ORDINANCE
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the commencement of any works.
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to Health and Safety requirements.
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observed at the time that the survey was undertaken.

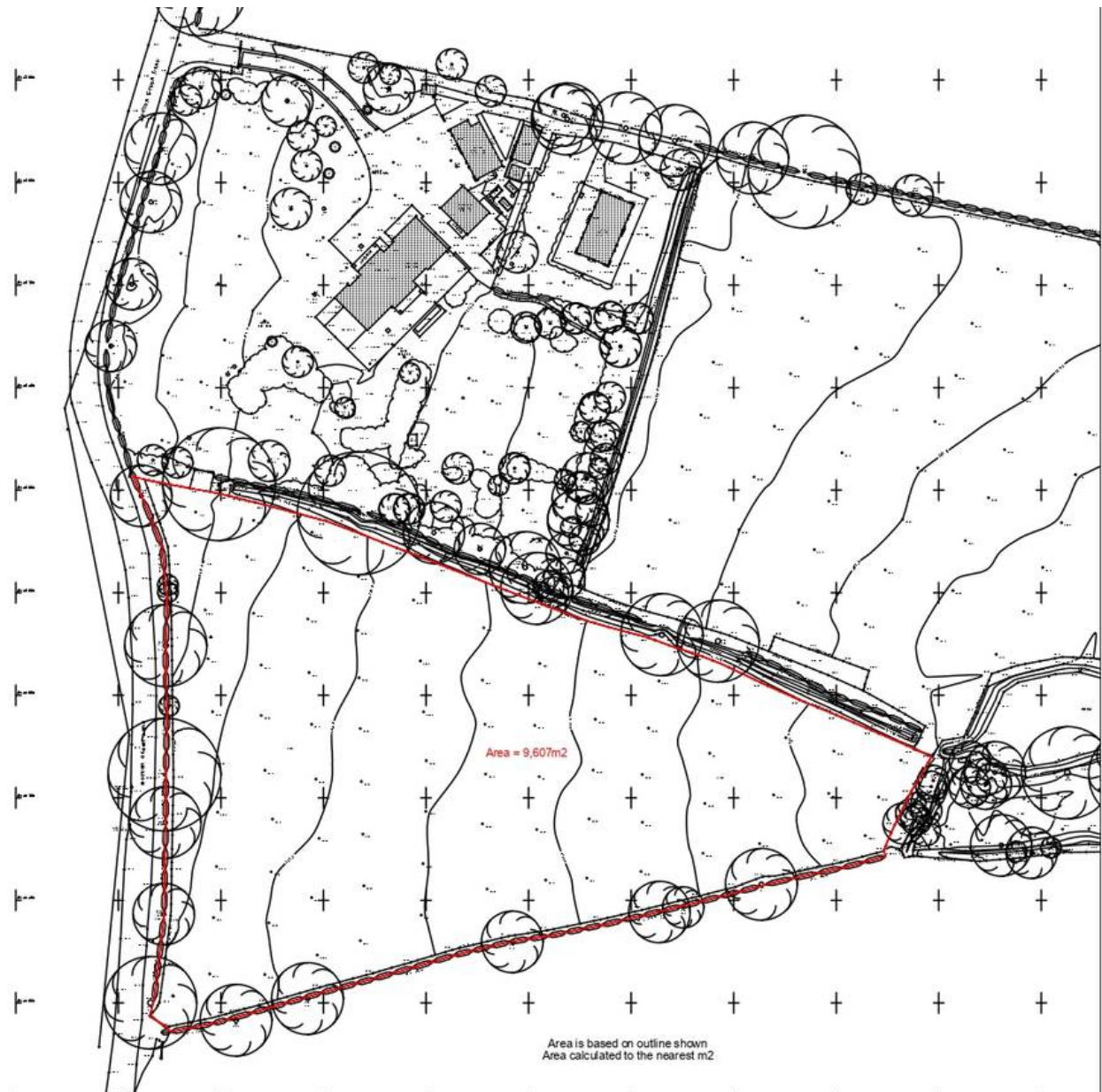
Project
Cryers Oak
Norton Green Lane
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Drg. No. <i>240122M/1-1-Field</i>	Date: <i>- Jan 2024</i>
Drawn by <i>Matt Jackson</i>	Scale: <i>- 1/1250(A4)</i>
Cad Scale <i>1/1</i>	



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