

Land at Bakers Lane, Knowle

Guide Price £250,000



OVERVIEW

We have been instructed to market land located in the sought after location of Bakers Lane, bordering the Grand Union Canal. The land is approximately 3.3 acres of green belt land which is located immediately to the left hand boundary of Forge Cottage, Bakers Lane, Knowle. The land has an additional benefit of planning consent (PL/2022/00762/PPFL) for a storage Barn located close to a new the access point on Bakers Lane. There is an additional opportunity to purchase an adjacent plot of land (Subject to a separate negotiation) of approx. 5.19 acres.

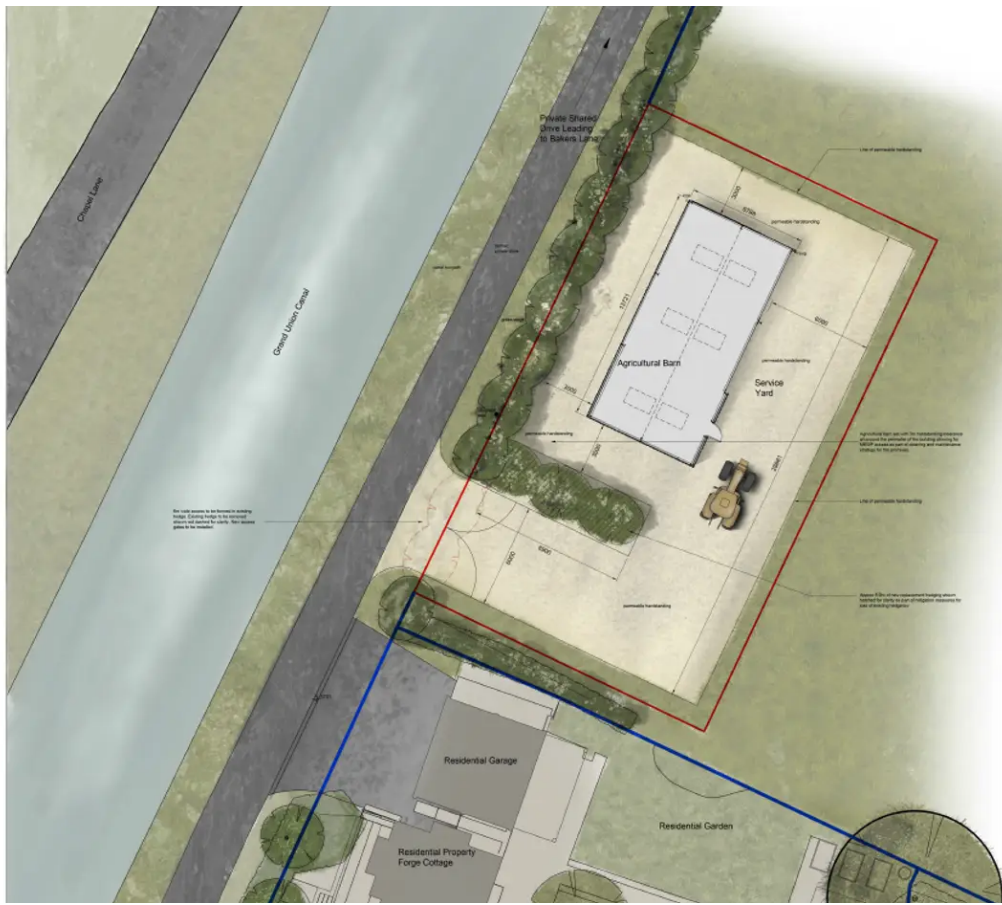
Early inspection is highly recommended.

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.

Tenure: Freehold





The drawings have been prepared by the author and are not to be used for any other purpose without the written consent of the author. The author shall not be held responsible for any errors or omissions in the drawings or for any damage or loss of any kind resulting from the use of the drawings.

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Do not scale any plan dimensions off the drawings. All dimensions shall be taken from the drawings. Check the dimensions and do not rely on the drawings for any other purpose.

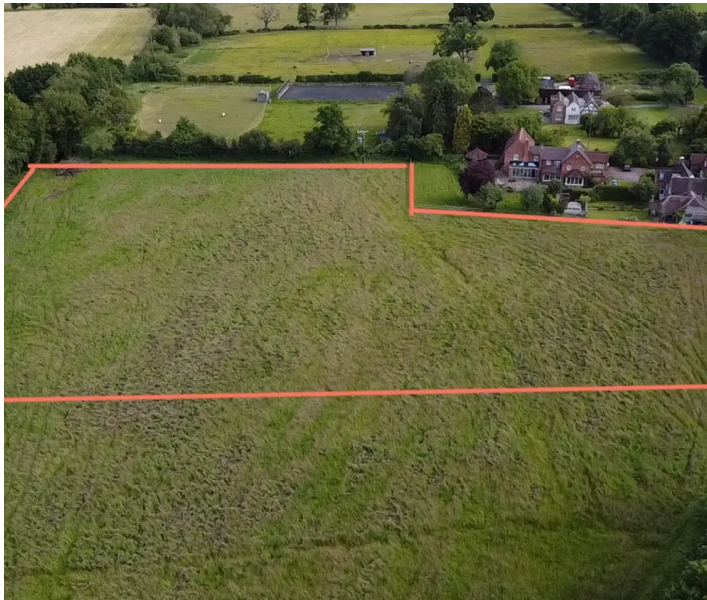
The Author's Responsibility
The responsibility of the drawings is the author's responsibility. The author shall not be held responsible for any errors or omissions in the drawings or for any damage or loss of any kind resulting from the use of the drawings.

REV	DATE	AMENDMENT	BY	CHK
FOR PLANNING				
CLIENT				
MR AND MRS BUCK				
JOB TITLE				
LAND ADJACENT FORGE COTTAGE, BAKERS LANE				
DRAWING				
PROPOSED SITE PLAN				
Scale	1:100	DATE	NOV 2021	
Author	GLH	Checker	GLH	

- Approx. 3.3 Acres Of Green Belt Land (Potential To Purchase An Adjacent Plot Of Approx. 5.19 Acres)
- Located On Bakers Lane, Knowle
- Bordering The Grand Union Canal
- Planning Granted (PL/2022/00762/PPFL) For The Erection Of A Storage Barn

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.



TO SCALE





Xact Land

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