



Plot 1, Blue Lake Road, Dorridge

Guide Price £875,000





PROPERTY OVERVIEW

Situated on a coveted road in Dorridge, this exceptional plot of land presents a rare opportunity with planning permission to build a exceptional detached residence of approximately over 5,100 square feet, encompassing a harmonious blend of luxury and practicality. With full planning permission and a bespoke design, this project ensures that any incumbent buyer is able to build their dream home. The design / planning permission features a double-height hallway, guests are welcomed by two sophisticated reception rooms featuring exquisite fireplaces, a functional study, and a convenient guest cloakroom. Towards the rear, an exemplary family kitchen diner takes centre stage, complemented by a spacious utility room, separate pantry, and a snug offering serene garden views. Ascending to the first floor, four generously proportioned bedrooms each boast luxurious en-suite bathrooms, providing unparalleled comfort and privacy. The sumptuous principal suite, located at the rear, offers a lavish dressing room, a spa-like en-suite with a sauna, and a balcony overlooking the lush garden.





Venturing to the second floor unveils the fifth bedroom featuring a dressing room, alongside a captivating cinema room with a bar area and a substantial bathroom, ideal for relaxing or entertaining. The sheer opulence and versatility of this abode cater to discerning tastes and varied lifestyle. Boasting panoramic views over idyllic fields both to the front and rear, the property enjoys a prime location within walking distance to Dorridge Station and the array of amenities that Dorridge has to offer, ensuring convenience and connectivity at your doorstep. Whether you are a seasoned developer seeking a new project or an individual yearning to embark on a self-build journey, this property promises the epitome of refined living in an enviable setting. All necessary surveys and reports relating to ecology and biodiversity requirements, as well as landscape designs, a structural engineers survey and full working drawings have been undertaken by the present owners. These documents will be fully available and transferred to any incumbent buyer. This plot and project offer unparalleled potential to design your dream home in the esteemed community of Dorridge. Call Xact Homes on 01564 777284 to find out more information.





PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: TBD

Tenure: Freehold



- Ideal For A Developer Or An Individual Looking For A Self Build Project
- Plot Of Land With Full Planning Permission On One Of Dorridge's Most Sought After Roads
- Planning Permission For Circa Over 5,100 Square Foot Impressive Detached Property
- Downstairs The Property Boasts Two Executive Reception Rooms Both With Feature Fireplaces, A Useful Study And A Guest Cloakroom All Located Off The Double Height Hallway
- To The Rear Of The Property Is A Exceptional Family Kitchen/Diner Which Is Supported By A Large Utility Room And Separate Pantry Leading Off The Kitchen Is A Snug With Views Of The Garden
- To The First Floor Are Four Substantial Bedrooms All Supported By Individual En-Suite Bathrooms
- Located At The Rear Of The First Floor Is The Principal Suite Which Affords A Large Dressing Room, Luxury En-suite Bathroom With Sauna And A Balcony With Views Of The Garden
- To The Second Floor You Will Find The Final Bedroom, Which Also Benefits From A Dressing Room, And A Cinema Room With Bar Area Both Supported By A Large Bathroom
- Set In A Prime Location With Views Over Fields At Both The Front And Rear Of The Property And Walking Distance To Dorridge Station And All Of Dorridge's Amenities



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

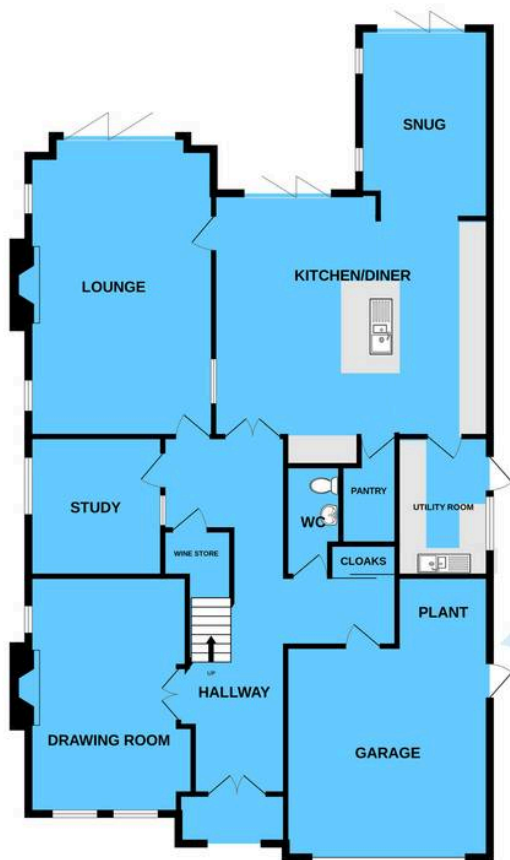
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

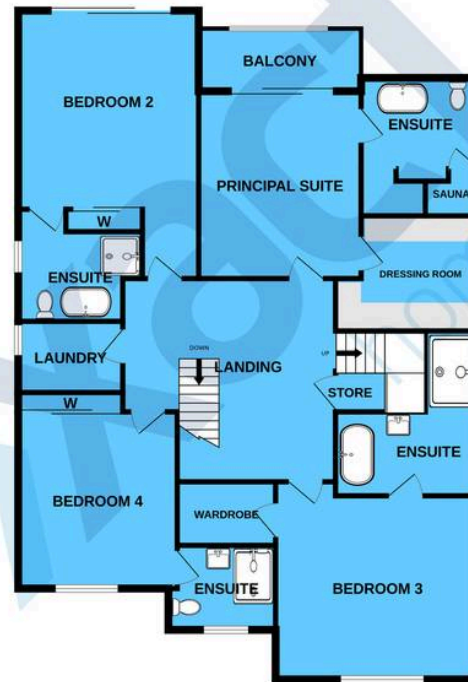
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 476.2 sq.m. (5126 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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