



Plot 2, Blue Lake Road, Dorridge

Guide Price £875,000





PROPERTY OVERVIEW

Nestled on one of Dorridge's most prestigious roads, this exceptional plot of land showcases full planning permission for an impressive 5,250 square foot of luxury accommodation featuring a separate detached garage and offers an unparalleled opportunity for those seeking a bespoke residence in a highly sought-after location. The existing design / planning permission features a grand double-height hallway leading to two executive reception rooms one adorned with a striking feature fireplace, an additional playroom, a convenient study, and a guest cloakroom. To the rear, a stunning family kitchen/diner enjoys garden views and is complemented by a spacious utility room for added functionality. Ascending to the first floor reveals four generously proportioned bedrooms, each accompanied by its own en-suite bathroom for ultimate comfort and privacy. The rear of the first floor is dedicated to the lavish principal suite, boasting a sizeable dressing room, a luxurious en-suite bathroom complete with a sauna, and a balcony presenting serene garden views.





Ascending further to the second floor, a final bedroom awaits, along with a cinema room featuring a bar area and a gym, complemented by a WC for added convenience. The property is thoughtfully designed for modern living, catering to a variety of lifestyle preferences. Positioned to perfection, the property offers sweeping views over lush fields at both the front and rear, creating a tranquil setting for residents to enjoy. Its prime location presents the convenience of being within walking distance to Dorridge Station and all the amenities the village has to offer, including retail options, dining establishments, schools and recreational facilities, ensuring a lifestyle of utmost convenience and comfort. 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. Ideal for a discerning developer or an individual seeking a self-build project, this property represents a rare opportunity to create a bespoke residence tailored to one's unique taste and lifestyle preferences. Don't miss this chance to turn your dream home into a reality on this exclusive plot in a coveted location.





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



- Plot Of Land With Full Planning Permission On One Of Dorridge's Most Sought After Roads
- Planning Permission For Circa 5,250 Square Foot Impressive Detached Property With Separate Detached Garage
- Downstairs The Property Boasts Two Executive Reception Rooms One With Feature Fireplace, An Additional Playroom, A Useful Study And A Guest Cloakroom All Located Off The Double Height Hallway
- To The Rear Of The Property Is An Exceptional Family Kitchen/Diner With Views Of The Garden Which Is Supported By A Large Utility Room
- 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, A Cinema Room With Bar Area And A Gym Which Are Supported By A WC
- 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
- Ideal For A Developer Or An Individual Looking For A Self Build Project



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.

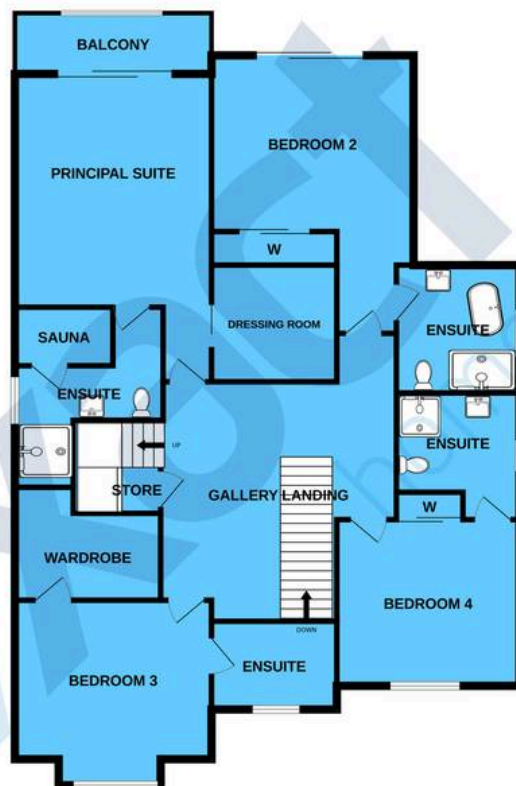
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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 : 487.7 sq.m. (5250 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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Xact Land

1632-1636 High Street, Knowle - B93 0JU

01564 496002 • land@xacthomes.co.uk • www.xacthomes.co.uk

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