



Land, Illshaw Heath Road, Hockley Heath

Guide Price £600,000



OVERVIEW

Presenting an exceptional investment opportunity within the sought-after village of Hockley Heath: this parcel of land comes with outline planning permission for the development of four substantial semi-detached houses. Ideally positioned to benefit from the amenities and community atmosphere of the village, the site offers a rare chance for investors or developers to create a highly desirable residential scheme.

The proposed properties are thoughtfully designed as large two-bedroom, two-bathroom houses, each offering generous internal proportions that cater to modern living requirements. The layouts are intended to provide spacious living areas, well-appointed kitchens and dining spaces, and ample storage throughout, ensuring comfort and practicality for future residents. The inclusion of two bathrooms per property (one en suite to the principal bedroom and a separate family bathroom) enhances the appeal for a range of buyers, from professionals to downsizers seeking ease of living.

The location within Hockley Heath is particularly attractive, with its blend of village charm, local shops, eateries, and reputable schools, all contributing to a vibrant yet peaceful environment. The site benefits from excellent transport links, with easy access to major road networks and public transport options, making it a convenient base for commuting to nearby towns and cities.

This development opportunity is perfectly suited to those looking to capitalise on the strong demand for quality homes in this area, and the outline planning permission already in place streamlines the process for the next stage of development. With the flexibility to refine internal specifications and finishes, investors can tailor the properties to meet the expectations of discerning buyers.

This is a rare chance to acquire land in a prime village location, with the potential to create a boutique collection of contemporary homes that will appeal to a wide range of purchasers. For further details on the planning consent, proposed layouts, and to discuss the possibilities this site presents, please contact our office. This is an outstanding opportunity to secure a site with significant potential in one of the region's most desirable villages, offering both immediate and long-term value for the right investor or developer.

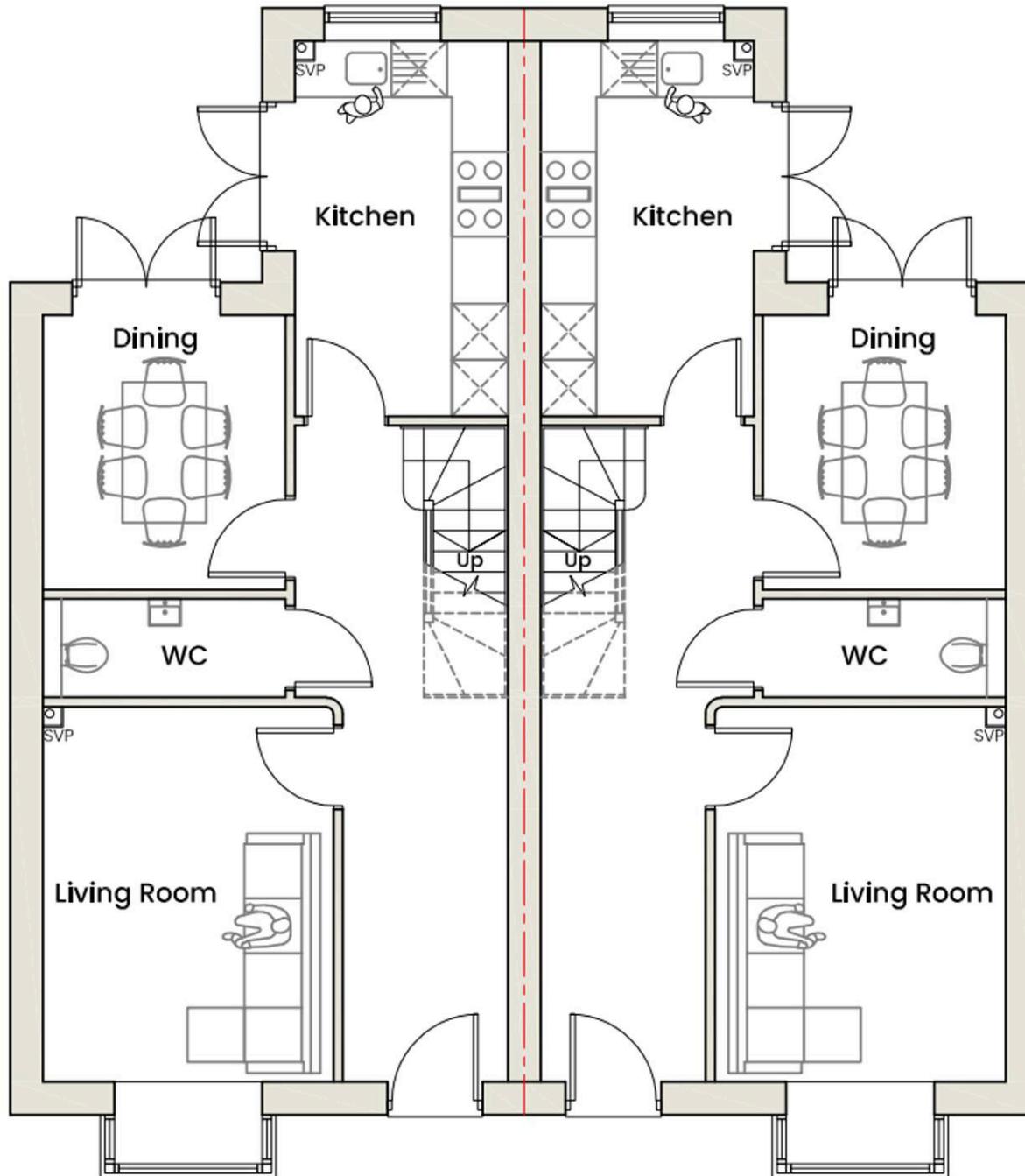
LOCATION

Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities and falls within the Tudor Grange School catchment area.

Council Tax band: TBD

Tenure: Freehold

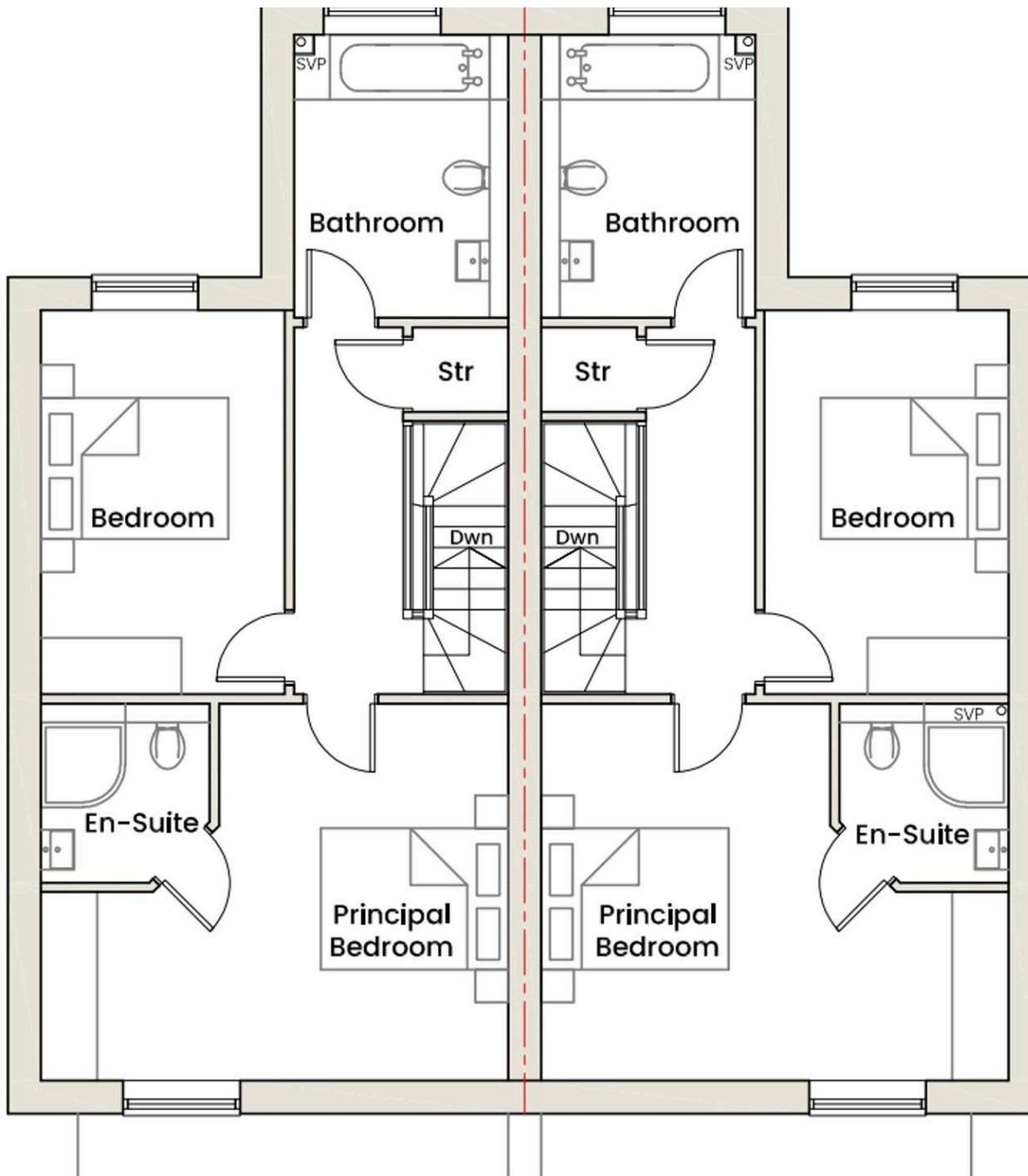
- Land With Outline Planning For Four Semi-Detached Houses
- Located Within Hockley Heath Village
- Ideal Opportunity For An Investor
- The Properties Are Designed To Be Large Two Bedroom, Two Bathroom Houses



Proposed First Floor Plan

Area: 47m²

Scale 1:100



Proposed First Floor Plan

Area: 47m²

TENURE

Freehold

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.



Xact Land

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