



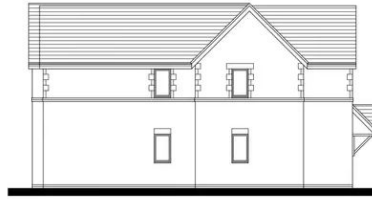
# Land Rear of Station Road, Balsall Common

Offers Over £999,900





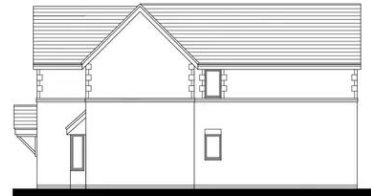
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DATE	DESCRIPTION	BY	CHECKED

Drawing status: **PLANNING**  
 JOB NO: **LAND REAR OF 88-86 STATION ROAD BALSALL COMMON**  
 Drawing title: **PLANS AND ELEVATIONS PLOTS 1 and 2 (Plot 2 handed to that shown)**

fb Architecture Ltd.	Check all dimensions and verify on site. Report deviations or omissions.
File issued: 0021	Drawn by: GMB
Job no: 1900.01	Scale: A2
	Project: 52
	Revision: -



**PROPERTY OVERVIEW**

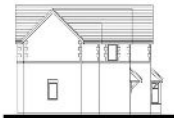
An exciting Development Opportunity to purchase a site with planning consent for four detached Homes in a central location, close to the village of Balsall Common. The development has recently achieved planning permission for, four bedroom detached homes. The site will be accessed via Station road, where an access point is being made between 90 & 92 Station road to give four new plots for development.

The Four individual plots have a total size of 627 Square Metres. Schedule of accommodation as follows plot 1, 168 m2, or 1,815 SqFt, Plot 2 168 m2, Or 1,815 SqFt, plot 3, 149.5 m2, or 1,608 SqFt, Plot 4, 142.22 m2, or 1,530 SqFt

All offers must be made by e mail to [mark.cooper@xacthomes.co.uk](mailto:mark.cooper@xacthomes.co.uk).



FRONT ELEVATION



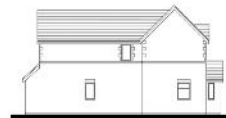
SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



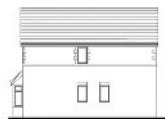
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



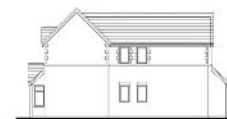
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

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- Outline Planning Consent For Four Detached Homes
- Close To Balsall Common Village
- Total Plot Size 627 Metres Squared
- Solihull Council
- Freehold
- Planning Number PL/2021/03086/PPF
- Viewing Strictly By Appointment

PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

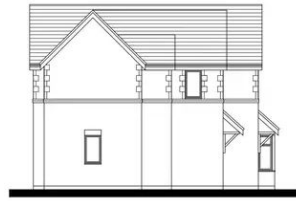
Tenure: Freehold

**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.



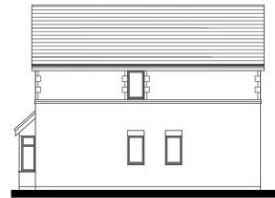
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

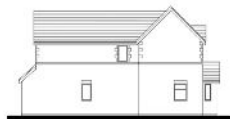
DATE	DESCRIPTION	BY	SCALE	REVISION

Drawing status: **PLANNING**  
 job title: **LAND REAR OF 88-86 STATION ROAD BALSALL COMMON**  
 Drawing title: **PLANS AND ELEVATIONS PLOTS 3**

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first issued: April 12 job code: 1903_21	drawn by: OMB/SLK checked by: JAC project code: 1553 scale: 1:100 revision: -



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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# Xact Land

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