

PETERBROOK ROAD, SOLIHULL

LAND ON PETERBROOK ROAD, SHIRLEY, SOLIHULL, B90 1DZ

PASTURE LAND FOR SALE STRATEGICALLY LOCATED CLOSE TO
SOLIHULL, BIRMINGHAM, THE M42 & M40 MOTORWAYS



Just 3 parcels of pasture land for sale suitable for a range of recreational or amenity uses such as hobby farming, or a variety of other uses STPP. The land is bordered to the west by the River Cole and benefits from road frontage onto Peterbrook Road to the east. Access would need to be sought by the purchaser of each lot.

The land lies within the Shirley district of Solihull which has seen significant development recently. Solihull is one of the most affluent areas in the UK outside of London and has twice been voted the “best place to live” in the country.

Land of this size in this location is rarely available and with land values remaining strong in the area, we expect demand to be extremely high.

Size:	0.116 acres	SOLD
Size:	0.364 acres	SOLD
Size:	0.304 acres	SOLD



POSTCODE OF NEAREST PROPERTY: **B90 1DZ**

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TRAVEL & TRANSPORT

- ◆ 0.2 miles to Whitlocks End Train Station *
- ◆ 1.5 miles to the A35
- ◆ 1.6 miles to the A34
- ◆ 3.1 miles to the M42 (junction 4)
- ◆ 3.8 miles to the M40
- ◆ 6.5 miles to Birmingham International Airport

* Journey Times: 20 mins to Birmingham Snow Hill

LOCATION

- ◆ 3.5 miles to Solihull Town Centre
- ◆ 6.0 miles to Birmingham City Centre
- ◆ 7.1 miles to Redditch
- ◆ 11.6 miles to Sutton Coldfield
- ◆ 14.4 miles to Coventry
- ◆ 15.2 miles to Leamington Spa

The land lies within the Shirley district of Solihull; a popular residential and shopping area home to many well-known retailers, independent shops and restaurants.

The neighbourhood has seen significant development recently under the 'New Heart for Shirley' plan. Opening in 2015, Parkgate is a retail and residential development offering various shops, restaurants, a gym and local library. Building work on further residential properties are still continuing.

The large town of Solihull is the most affluent in the West Midlands, and one of the most affluent areas in the UK outside London. With a variety of shopping facilities and numerous Green Flag awarded parks, leafy Solihull has much to offer and has twice been voted the "best place to live" in the UK.

Birmingham City Centre is just 6 miles away. From museums and attractions to Michelin starred restaurants and the world-famous Bullring shopping centre, Birmingham has something for everyone.

The land benefits greatly from extensive transport links. A short walk to Whitlocks End rail station offers direct links to Birmingham in just 20 mins. The M42 & M40 are both nearby and provide rapid links to Oxford and London and to the rest of the motorway network.

PLANNING

The land is designated as green belt. Any development would be subject to the appropriate planning permission.

OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 33 years from the date of completion.

LOCAL AUTHORITY

Bromsgrove District Council
www.bromsgrove.gov.uk

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession upon completion.

VIEWING

To arrange a site visit, please call 01727 701646 or email enquiries@vantageland.co.uk.

LAND VALUES

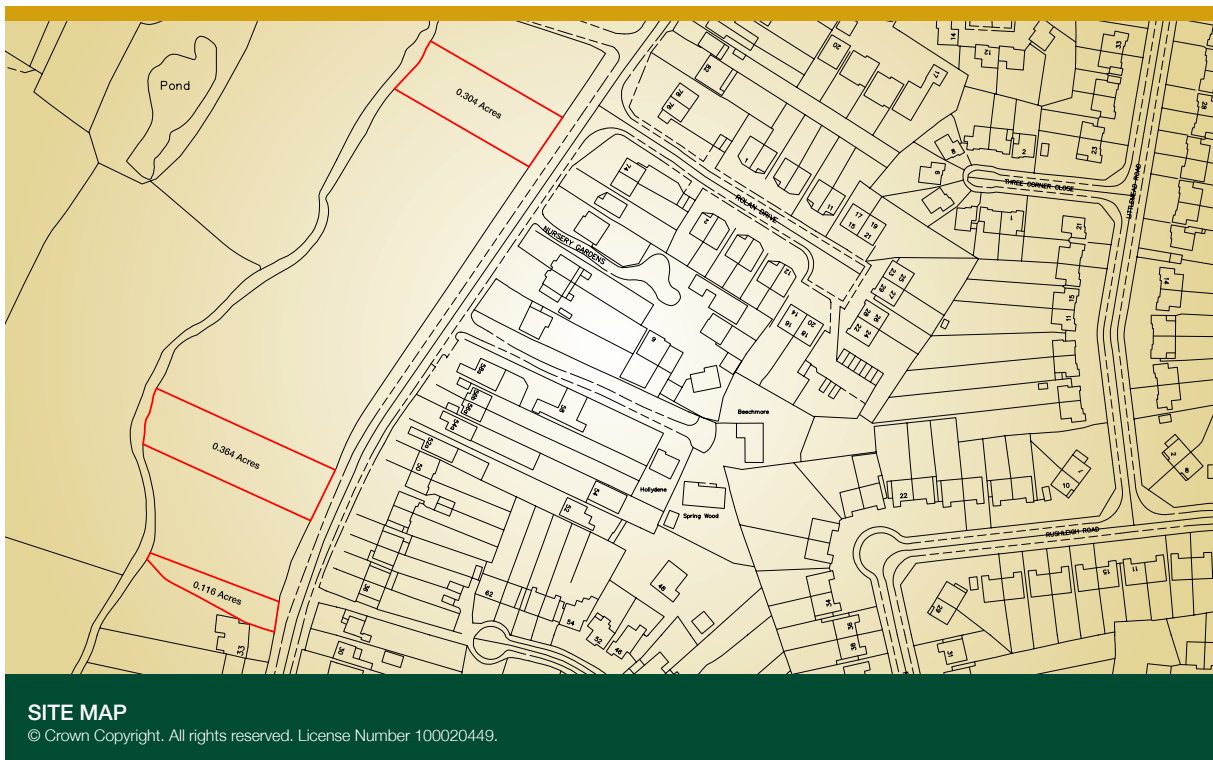
Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as **pasture land prices in the region increased by up to 25% last year.**

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply (*Strutt & Parker*).

ACCESS

The land enjoys road frontage onto Peterbrook Road. Access to each of the lots would need the appropriate permission and this would be the responsibility of the buyer.



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.