



Residential Development Site  
Hob Lane, Balsall Common, Solihull, CV7 7GX

**BARWOOD**  
LAND

**HOWKINS &  
HARRISON**







# Residential Development Site

## Hob Lane, Balsall Common, Solihull, CV7 7GX

Freehold Residential Development opportunity for up to 250 homes situated on the South-Eastern edge of the village of Balsall Common between Coventry and Birmingham.

The site has the benefit of outline planning permission for the construction of up to 250 homes (including 50% affordable housing) extending to 31.31 acres (12.67 ha) or thereabouts.

The site falls within the parish of Berkswell and within Solihull County Council.

### Situation

The site is well located on the outskirts of the village of Balsall Common easily accessed primarily via the A452 which runs South-East to North-West providing good connectivity to Solihull, Kenilworth and Coventry. The mainline rail from Berkswell provides direct access to Northampton, Coventry, Birmingham New Street and London Euston with the station located approximately 2.1km from the site.

The village's local services and facilities include, but are not limited to, convenience shops, places of worship and public houses with the village being served by both rail and bus services. The village centre is accessible within a 15-20 minute walk from the site. The site is bounded by Waste Lane to the north, Windmill Lane to the west and Hob Lane to the south, these provide linkages into the wider highway network.

### Distances (Approximate)

- Balsall Common - 1 mile
- Kenilworth – 4 miles
- Coventry - 6 miles
- Birmingham – 15 miles







## Education

Balsall Common benefits from several schools, including Balsall Common Primary School situated 0.7 miles to the West of the site, Heart of England Secondary School situated 1 mile to the West of the site, and Burton Green Church of England Academy 1.2 miles to the Southeast of the site. Westwood Academy, Woodfield School and Charter Primary School are within 5 miles of the site.

## Planning

A resolution to grant Outline planning permission subject to conditions was obtained on 30<sup>th</sup> April 2025 by Solihull Metropolitan Borough Council under Application Ref: PL/2023/02214/PPOL. A copy of the draft decision notice has been included in the Data Room and it is the purchaser's responsibility to review the conditions and informatives.

The site is being offered for sale as a whole, subject to the completion of a section 106 agreement. Please refer to the data room for the draft s106 heads of terms

## Description of Proposed Development

The approved development is a well thought out sustainable residential scheme providing a mix of types and tenures to suit the local community needs. The approved scheme includes up to 250 new high-quality homes and affordable housing, parking, public open space, drainage works, internal access roads, and landscaping.

## Data Room

A comprehensive, digital information pack has been set up and access can be provided to interested parties upon request by emailing:

[henry.martin@howkinsandharrison.co.uk](mailto:henry.martin@howkinsandharrison.co.uk)

[Lilly.wilson@howkinsandharrison.co.uk](mailto:Lilly.wilson@howkinsandharrison.co.uk)

## Title Number

The land is registered under title numbers: WM189507 / WM698493 / MM43095 / WM740722 / WM739798 / WM707695. A copy of the registered title documentation will be available in the data room.



## Tenure & Possession

The land is being farmed in hand. The vendors will require a reasonable period of time to relocate their farming business to a new location following the completion of the sale.

The site will be offered for sale Freehold.

## Services

Service connection quotes are available in the data room.

## Rights of Way

We have assumed that full rights of access are enjoyed and that no third parties enjoy any rights over the property.

There are a number of overhead 11kV powerlines on the site of which the vendors are seeking to divert.

There is a public footpath running North to South and this has been incorporated into the design plans for the Millenium Way footpath.

## VAT

It is the intention of the vendors to charge VAT in addition to the purchase price.

## Legal Costs

The preferred purchaser is to provide a legal undertaking for all legal fees.

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Boundary Ownership

The treatment of the boundaries are to be the responsibility of the purchaser.



## Overage

The vendors reserve the right to impose an overage clause within the sale contract for increased development over and above that already obtained.

## Method of Sale

The property is being offered as a whole for sale by informal tender at noon on Wednesday 16<sup>th</sup> July 2025 Bids to be submitted to Howkins & Harrison LLP, Rugby office. The Vendors preference is to receive offers on an unconditional basis. A copy of the bid proforma is available in the Data Room.

**Interviews will be held on Tuesday 22<sup>nd</sup> and Wednesday 23<sup>rd</sup> July 2025 at Howkins & Harrison, Rugby Office.**

## H&H Contact

Howkins & Harrison LLP – 01788 564680

Jeff Paybody - jeff.paybody@howkinsandharrison.co.uk

Henry Martin - henry.martin@howkinsandharrison.co.uk

Lilly Wilson - lilly.wilson@howkinsandharrison.co.uk

## Barwood Land

James Causer 01604 213975 - James.causer@barwoodland.co.uk

## Promotors Solicitor

Spratt Endicott Solicitors, 52-54 The Green, Banbury OX16 9AB

Emma Daniels - 01295 204111

## Vendors Solicitor

Arnold Thomson, 203-207 Watling St, West, Towcester NN12 6BX

Matt Hawkins - matt.hawkins@arnoldthomson.com

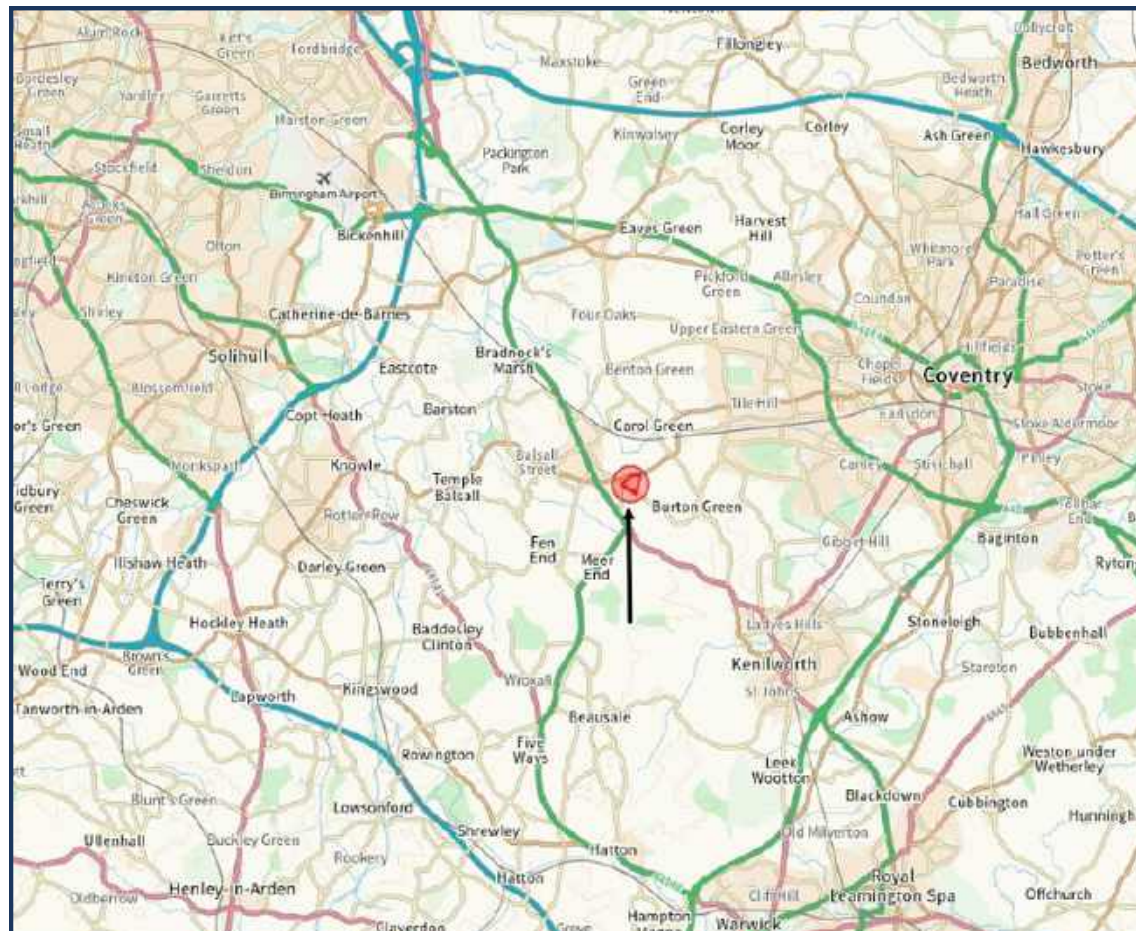
## Viewing

Viewings are to be accompanied by the agents from Howkins & Harrison. Neither the vendors or the agents are responsible for the safety of those viewing the property, and persons taking access do so entirely at their own risk.

Please contact the selling agents for timings for proposed viewings.

## Anti Money Laundering Regulations

We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.



### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



## CONTACT US

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