

# **FOR SALE 6 ACRES OR THEREABOUTS AVAILABLE IN 2 LOTS OR AS A WHOLE**



## **LAND OFF HOB LANE, BARSTON, SOLIHULL, WEST MIDLANDS, B92 0JT.**

- GRAZING LAND
- SUITABLE FOR EQUESTRIAN USE
- FOR SALE BY PRIVATE TREATY
- ACCESS TO RIVER BY SEPARATE NEGOTIATION
- VIEWING BY ARRANGEMENT ONLY

## **PARTICULARS OF SALE**

### **LOCATION**

The land is located close to the village of Barston, off Hob Lane, and has road frontage. A location plan is attached.

### **DESCRIPTION**

The field is set down to grass..

The land falls from south to north and west.

There is a hedge against Hob Lane with fences to the river and the north. Access is through a gate in the north-east corner and if sold in more than 1 lot, a separate access will be formed by the vendor.



## **TENURE AND POSSESSION**

The land is currently in hand and is for sale freehold and vacant possession will be provided on completion.

## **METHOD OF SALE AND PRICE**

The land is for sale by Private Treaty with offers over £185,000 for all 6 acres or pro-rata if sold in more than 1 lot.

## **TENANT RIGHT AND BASIC PAYMENT**

There will be no tenant right payment and no claim / allowance for dilapidations. The purchase is to be of the land as seen.

The sale will not include any Basic Payment entitlement.

## **PLANNING**

The land is in agricultural use and is suitable for agricultural and horse grazing without planning consent. Stabling may require planning, though mobile field shelters / stables do not normally require planning. Other leisure uses, such as dog training / exercising may require planning as a change of use. Prospective purchasers are advised to make their own inquiries direct with Solihull Metropolitan Borough Council.



## **OUTGOINGS**

There are no services to this land.

## **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The land is sold subject to and with the benefit of all existing rights.

There is a permitted footpath along the river bank between the fence and the river.





## **RESTRICTIVE COVENANTS**

There is a restrictive covenant that prevents the land from being used, or in connection with:-

- a) clay pigeon shooting,
- b) motorbikes and quad-bikes, unless for agricultural use,
- c) cars,
- d) racing of any motorised vehicle, and
- e) paint-balling.

## **VAT**

There will not be VAT on the sale.

## **VIEWING**

The land can be seen from both Hob Lane and the public footpath, or by walking along the river. Prospective purchasers are asked not to enter the field without agreeing a viewing with the Agents.

## **LOCAL AUTHORITY**

Solihull Metropolitan Borough Council  
Council House  
Solihull  
West Midlands  
B91 3QT

Tel: 0121 704 6000

## **VENDORS SOLE AGENTS**

Viewing is by arrangement with the sole Agents:-

Barlow Associates Limited  
Packington Hall  
Packington Park  
Meriden  
Nr Coventry CV7 7HF

Nick Barlow: 01676 522552  
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Kim Price: 01676 522552  
[kim.price@barlowassociates.net](mailto:kim.price@barlowassociates.net)



## **VENDOR'S SOLICITORS**

Tim Langford  
Wallace Robinson & Morgan  
4 Drury Lane  
Solihull  
B91 3BD

Direct Dial: 0121 705 7571  
Email: [timlangford@wallacerobinson.co.uk](mailto:timlangford@wallacerobinson.co.uk)

## **IMPORTANT NOTICE**

Barlow Associates for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Purchasers.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Purchasers should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
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# Barlow Associates

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Solihull, B92 0JT

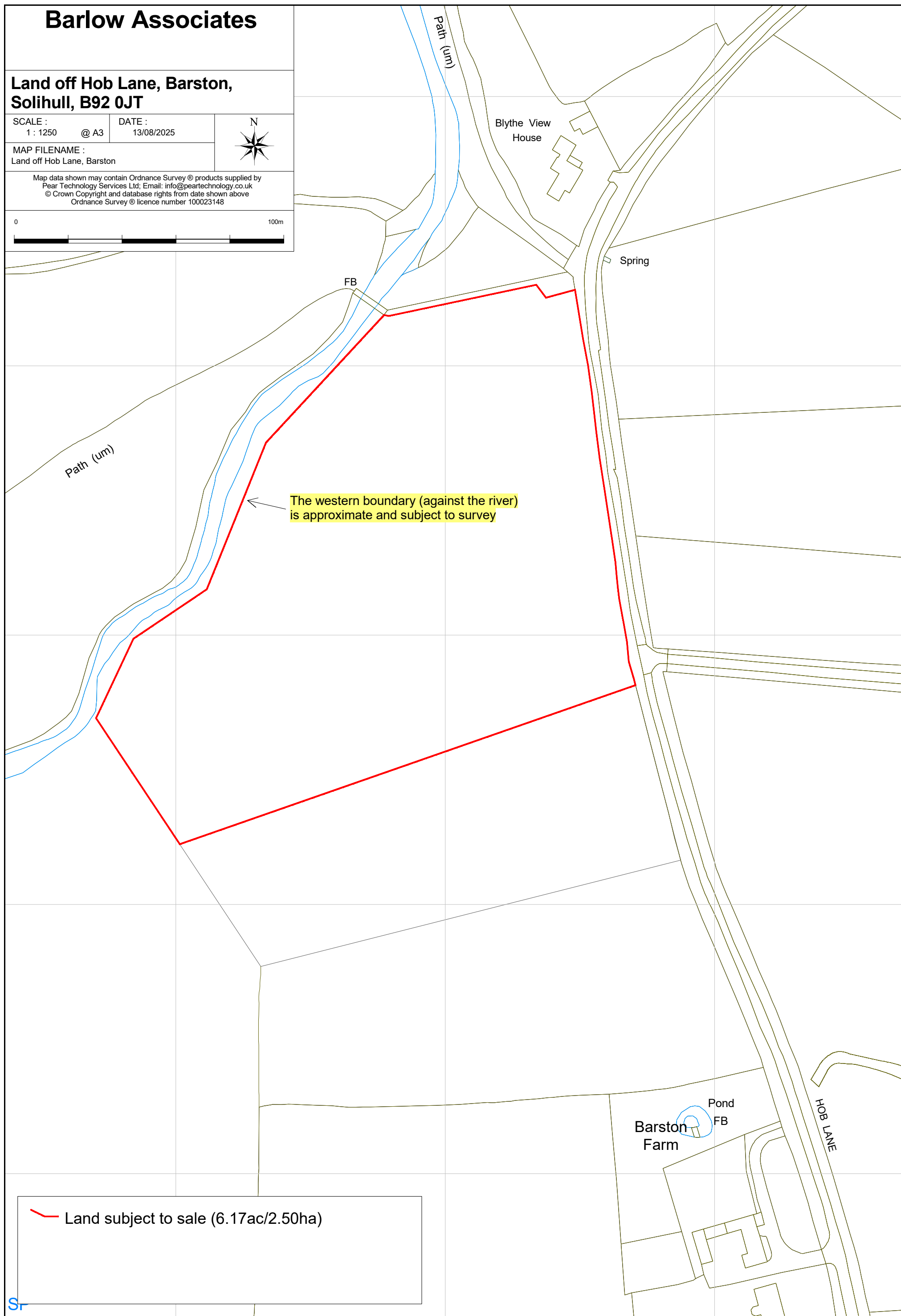
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DATE :  
13/08/2025



MAP FILENAME :  
Land off Hob Lane, Barston

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Land subject to sale (6.17ac/2.50ha)