

**FOR SALE**  
**PART OF OAKES FARM, FROG LANE,**  
**BALSALL COMMON, SOLIHULL, WEST MIDLANDS**  
**EXTENDING TO 66.05 ACRES OR THEREABOUTS FOR**  
**SALE IN TWO LOTS**



- MIXTURE OF GRASS AND ARABLE LAND
- FOR SALE BY PRIVATE TREATY



## **PARTICULARS OF SALE**

### **LOCATION**

The land is located adjacent to the built up southern border of Balsall Common, with both lots accessed off Frog Lane. The land is within Solihull Borough, West Midlands.

### **DESCRIPTION**

There are two lots, lot one extending to approximately 51.44 acres or thereabouts, lot two to approximately 14.61 acres or thereabouts. The precise boundary between lot one and lot two is being fenced and may alter slightly (subject to remeasuring see plan and areas below) following completion. The lots will be surveyed prior to completion.

Both lots comprise a combination of arable and permanent pasture, with the southern part of lot one bordering a permanent brook.

Within lot two there is a spring that arises on the north western boundary; this has historically provided drinking water for stock.

There are no buildings.

### **Lot One**

Of the total acreage currently 13.64 acres or thereabouts is in arable production, with the rest in permanent pasture.

### **Lot Two**

5.59 acres of the total is arable, being the southerly field.







### **TENURE AND POSSESSION**

The property is for sale freehold, with the benefit of vacant possession upon completion. There is currently a short term tenancy, with the current tenant grazing the fields subject to one months notice. The arable fields continue to be occupied until harvest when vacant possession will be given.

### **METHOD OF SALE**

The land is for sale by Private Treaty.

### **GUIDE PRICE**

**Lot 1:**           £582,500 (£11,250 per acre)  
**Lot 2:**           £292,000 (£20,000 per acre)

### **TENANT RIGHT AND BASIC PAYMENT**

There will be no tenant right payment and no counter claim or allowance whatsoever for dilapidations of any kind. The landlord and tenant are in the process of undertaking some additional fencing work to improve the boundary and interior fences and gate.

### **QUOTAS**

There are no quotas attached / available with the property and included within the sale.

### **BPS**

There will be no entitlements attached to the land.



## **MINERALS, SPORTING RIGHTS AND TIMBER**

The sporting rights are included within the sale. Minerals and timber are included where they are owned by the vendor.

## **PLANNING**

The area is administered by Solihull Metropolitan Borough Council and is within the Solihull Green Belt. It is currently used for agricultural purposes and could be used for horse grazing and some leisure. There is potential for equestrian and other recreational leisure uses, and prospective purchasers are advised to make their own enquiries with the planning department.

## **DEVELOPMENT UPLIFT**

In the event of the land receiving planning consent for use other than agriculture or horse stabling or grazing, the purchaser will be obliged to pay to the vendor 30% of the uplift in value over a period of 35 years, being the difference between the value with consent and the cost of acquisition.

## **OUTGOINGS AND SERVICES**

There are no drainage rates or other outgoings of which we are aware, and no services to the land.

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

The land is sold subject to and with the benefit of all existing rights. Prospective purchasers' should inspect the land. Nevertheless, purchasers' attention is drawn to:-

- 1) The fact that there is a public footpath that runs north to south through Lot One, and
- 2) There is an overhead line that runs east to west roughly parallel with the brook across Lot One.

## **PLAN AND AREAS**

These have been prepared as carefully as possible and are based on Ordnance Survey plans. Nevertheless, the plans are for illustrative purposes only and, although they are believed to be correct, their accuracy is not guaranteed. The northern boundary between Lots 1 and 2 is new and will be surveyed prior to sale; the acreages may vary slightly as a result.

## **VIEWING**

Viewing is by prior arrangement with the vendors agent. Viewing may be undertaken during daylight hours when carrying a set of the particulars. People viewing should respect the livestock that will be grazing in the fields, and on no account should dogs be taken onto the land.



### **VAT**

There will be no VAT on the sale.

### **LOCAL AUTHORITY**

Solihull Metropolitan Borough Council  
Council House  
Solihull  
West Midlands  
B91 3QT  
Tel: 0121 704 6000

### **VENDORS SOLE AGENT**

Viewing is by arrangement with the sole Agent:-

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

Nick Barlow: 01676 522552  
Direct Dial: 01676 526730  
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Debbie Carr: Direct Dial: 01676 526707  
[Debbie@barlowassociates.net](mailto:Debbie@barlowassociates.net)

### **VENDOR'S SOLICITORS**

Wright Hassall  
Olympus Avenue  
Royal Leamington Spa  
Warwickshire  
CV34 6BF

Robert Poulton: 01926 880786  
[robert.poulton@wrighthassall.co.uk](mailto:robert.poulton@wrighthassall.co.uk)



## **IMPORTANT NOTICE**

Barlow Associates for themselves 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.
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## Oaklands Farm Lotting

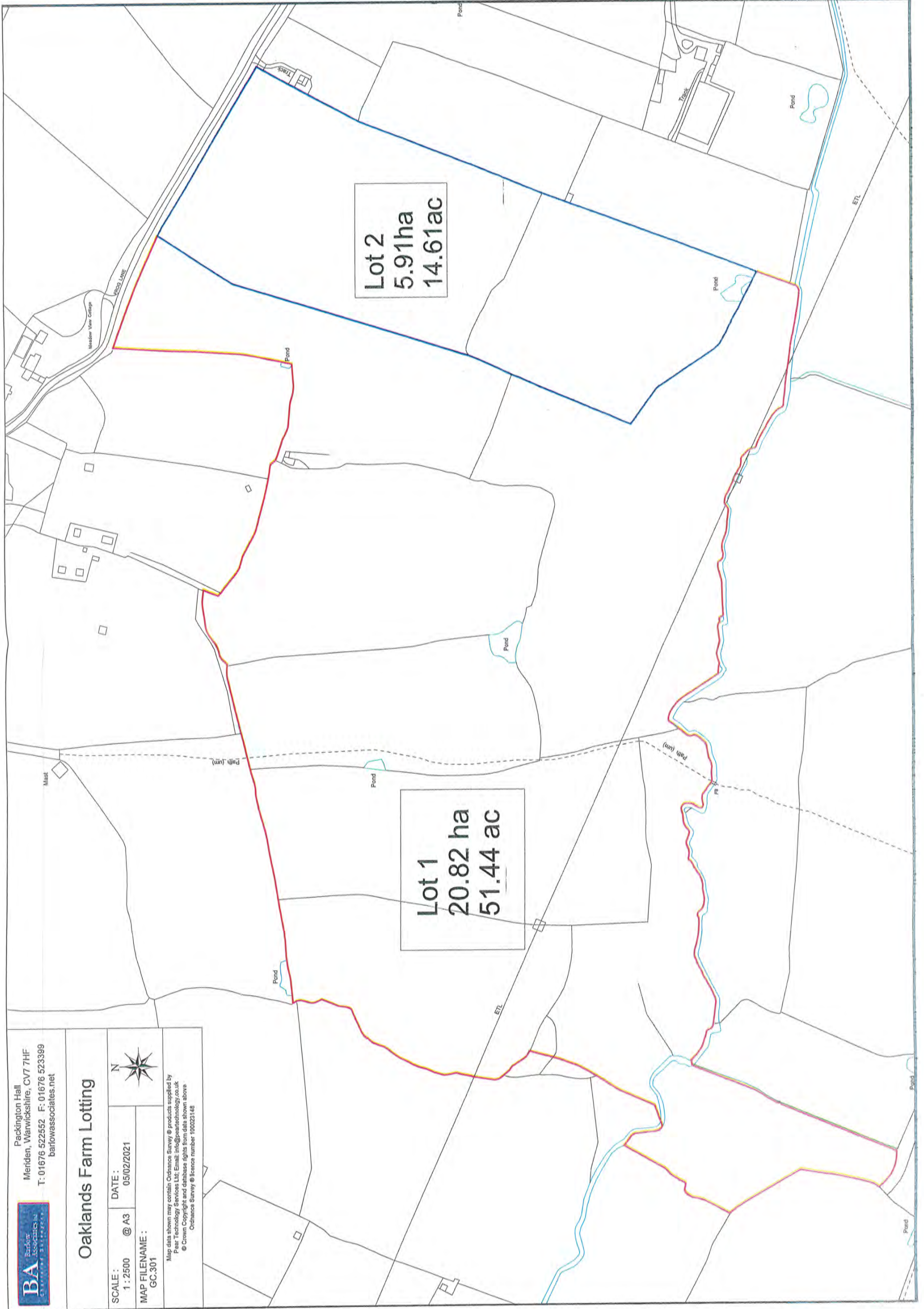
SCALE: 1:2500 @ A3



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MAP FILENAME: GC.301

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E2 80 25'  
Heart of England  
Way

COVENTRY  
10 km or 6 miles  
B4101

SOLIHULL  
WARWICKSHIRE

Lat  
52° 20' N

268000m