

FOR SALE

999 YEAR LEASE

£575,000

DRAFT



**ROOF SPACE WITH PLANNING CONSENT FOR
SIX ADDITIONAL NEW APARTMENTS IN A
PRIVATE GATED DEVELOPMENT**

**HAMPTON COURT, 55 MARSH LANE,
HAMPTON-IN-ARDEN, SOLIHULL B92 0EW**

Planning permission was granted in December 2023 (PL/2023/00492/PPFL) by Solihull Metropolitan Borough Council for a roof space development of six apartments in total.

The Hampton Court scheme, which was created by Greswolde Homes in 2017, is situated on the edge of the sought-after picturesque village of Hampton-in-Arden on a private gated development of only 24 apartments and 9 houses.

Hampton-in-Arden offers excellent local amenities with general store, GP surgery and railway station with links to Birmingham New Street and London Euston close by. Birmingham International Railway Station is a 3-minute train journey, opening up a wider transport network and providing easy access to Birmingham Airport.

The village is surrounded by open green belt countryside and lies within about four miles of Solihull town centre which provides further and more comprehensive facilities. Junctions 5 and 6 of the local M42 nearby lead on to the Midlands motorway network.

Proposed schedule of accommodation with approximate areas:-

Flat	Floor	Description	SQ M	SQ FT
1	Second	1 bed / 1 bath	118.0	1270
2	Second	3 bed / 1 bath	92.0	990
3	Second	1 bed / 1 bath	88.0	947
4	Second	1 bed / 1 bath	70.0	753
5	Second	3 bed / 1 bath	90.0	969
6	Second	1 bed / 1 bath	109.0	1173

We are informed by the owner the property will be sold with a lease of 999 years. A copy of the lease is available upon request.

Offers for the leasehold interest should be submitted in the region of £575,000 to owners' sole agents Jeremy Leaf & Co from whom further planning background, plans, viewing arrangements etc are available upon request. Please note - E&OE.



Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

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Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

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