



Hooped Barn
Windmill Lane, Hockley Heath, Solihull

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Hooped Barn is well located, within easy reach of Lapworth, Knowle and Dorridge. Knowle, Dorridge and Lapworth have a wide selection of local shops, restaurants, highly regarded junior and infant schools, and an excellent bus service to both Knowle and Solihull. Henley-in-Arden, Warwick and Stratford-upon-Avon are also readily accessible.

There is good access to the M40 and M42 intersections to the Midlands motorway network, the NEC, Birmingham International Airport, and the M40 to Oxford and London beyond.

There is an excellent range of state, grammar and private schools nearby, including the renowned Solihull boys and girls schools and King Edward the VIII school in Birmingham. Public Schools in Warwick, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School and Kingsley School for Girls in Leamington Spa.

M42 (J4) 8 miles, M40 (J15) 10 miles, Birmingham International Airport 11 miles, Warwick 11 miles, Birmingham City centre 12 miles, Stratford upon Avon 12 miles (distances approximate).







The property

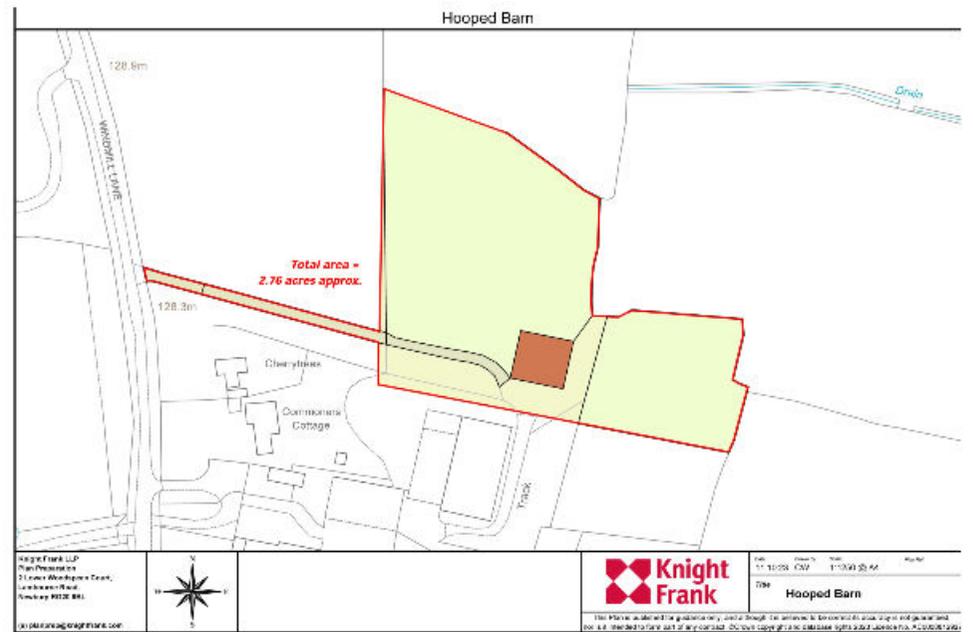
Prior approval has been granted for the change of use and conversion of this agricultural barn into a dwelling. All details can be found on:

<https://publicaccess.solihull.gov.uk/online-applications/applicationDetails.do?keyVal=Q9WGV10E01100&activeTab=summary>

The application has been renewed under reference:
PL/2023/01812/PNCUDW

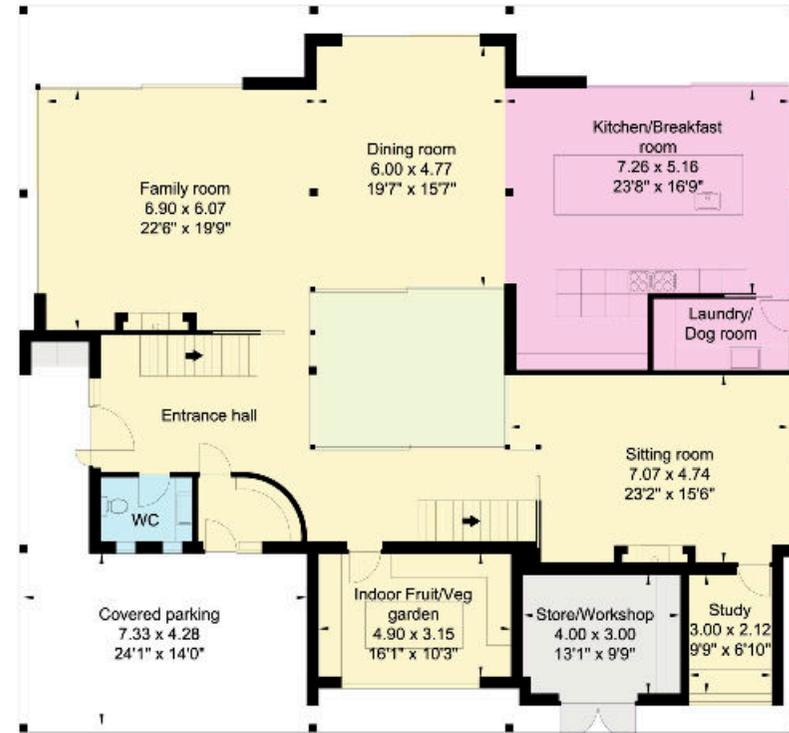
Please note all imagery is computer generated.



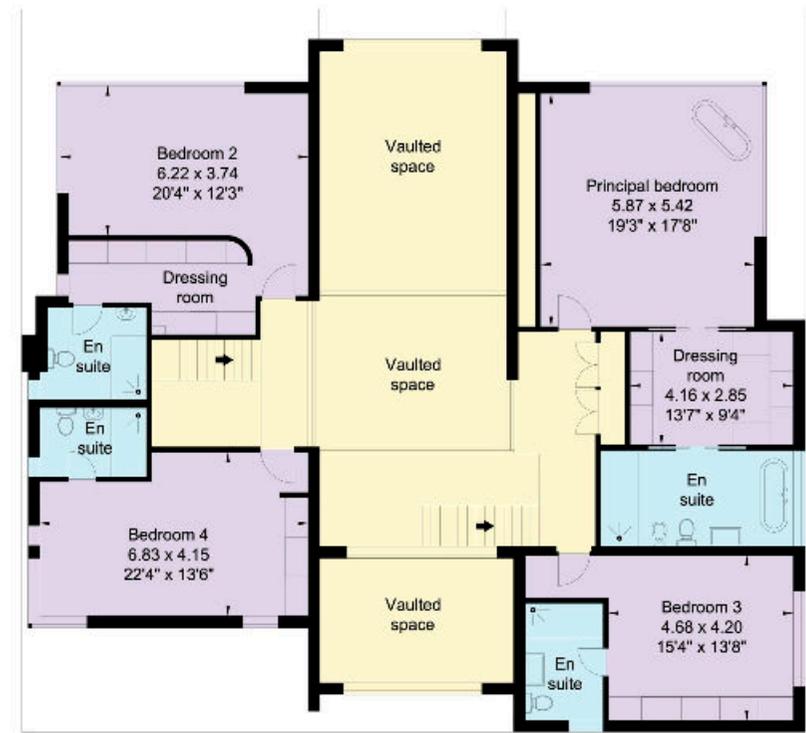


Approximate Gross Internal Floor Area 460 sq m / 4,953 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Knight Frank
Stratford-upon-Avon
Bridgeway House
Bridgeway
CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
Will Ward-Jones
01789 206951
william.ward-jones@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated October 2023.

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Date: 31 October 2023
Our reference: STR012383312

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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V4.1 Mar 23