



Whitestitch Lane Coventry CV7 7JW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



3,035sqft arranged over two floors.

Key Features

- Planning Approved for Expansive Five Bedroom House
- Unique and Unrivalled Countryside Location
 - A Rare Self - Build Opportunity
 - Close Proximity To Schools
 - Nearby Amenities via Meriden
- Forest Of Arden Golf & Leisure Less Than Two Miles Away
- Surrounded By Packington Estate & Its Managed Woodland
 - Great Motorway Network
 - Plot Size c0.85acres
- Planning application reference :- PAP/2021/0602



The Property

Build your dream home in one of Warwickshire's most picturesque self-build plots.

Planning was granted in March 2022 for a substantial five-bedroom detached family home boasting more than 3,000 sq ft of accommodation. Set at the end of a private road off Whitestitch Lane, Meriden, the plot is circa 0.85 acres and is surrounded entirely by fields, managed woodland and the Packington Estate grounds thus enjoying 360 degree countryside views.

We believe this is an exciting and unique opportunity, one that rarely presents itself to the market. Whether it is the superb rural location of Meriden, or the peaceful and endless mature grounds of Pakington Estate that surround it, or the expansive and well thought out design that is ready go, this stunning self-build project is truly a one of a kind.

The plot is offered with no upward chain.



Location

Whitestitch Lane is surrounded by beautiful countryside approximately one mile away from Meriden village centre. Meriden is a village and civil parish which was historically part of Warwickshire and lies between the cities of Birmingham and Coventry. It is close to the Warwickshire border within a green belt of the countryside known as the Meriden Gap. The village is approximately six miles east of the next major town of Solihull, 6.5 miles west-northwest of Coventry, 21.5 miles from Birmingham city centre, and 91 miles north-west of London. All these towns and cities are perfectly accessible via the superb A roads and motorway links close to the village. Meriden provides immediate amenities for anyone living on Whitestitch Lane, while The Forest Of Arden Golf Club & Leisure is only two miles away and is recognised as one of the premier golf courses in the UK. For families, there is an Ofsted rated “good” Meriden Church of England Primary School just down the road and secondary education is catered for with excellent public and private schools in Solihull, Coventry, Warwick and Leamington.

Packington Estate is situated in the centre of the country nestled between Birmingham and Coventry. Its proximity to these two cities has shaped the Estate in becoming a mixed use, diverse hive of activity where the traditional country Estate meets the urban fringe. The Estate’s mix of farming, forestry, residential, commercial and leisure business gives a unique balance to the local environment. Packington Hall has a history steeped in forestry and woodland and still has large areas of the original ‘Forest of Arden’ that once stretched from Stratford-upon-Avon in the south to Stafford in the north. The Parkland setting and surrounding countryside makes for a truly unrivalled and ideal location for modern family living – the combination of peace and quiet within a rural location with all the amenities you require close by.





Planning
North Warwickshire Borough Council

Planning application reference : - PAP/2021/0602

Decision Notice - GRANTED subject to conditions (March 2022)

Description of Development - Demolition of existing dwelling, garage and outbuildings. Construction of a replacement dwelling and associated work.

Proposed Dwelling

A large, meticulously designed five-bedroom home occupying 3,035 sq ft over two storeys. It would be located to the front of the plot (0.85) enabling a beautiful and mature garden at the rear, surrounded by spectacular countryside views.

The proposed plans comprise a spacious entrance hall with an eye line straight through to the rear, a formal dining room, office, spacious living room with a focal fireplace and bi-fold doors which lead to the back garden, useful boot room, and WC. To the rear of the proposed house is the true heart of the home, an impressive open plan dining kitchen with integrated family room. The bi-fold doors to the rear and side elevation of this amazing space will allow for a really modern inside-outside living, complemented by the stunning grounds.

The first floor of the proposed plans consists of five double bedrooms, three with en-suites, and a family bathroom. The plan's standout feature is the majestic principle suite. The expansive room boasts bi-fold doors overlooking the glorious grounds, allowing breathtaking views to wake up to every morning. The suite would also include a dressing room, seating area, additional wardrobe space and a superb en-suite to include bath and separate shower.

Amendments to these plans to enable a more personalised design would be possible (STP), however we advise you to seek specialised advice.





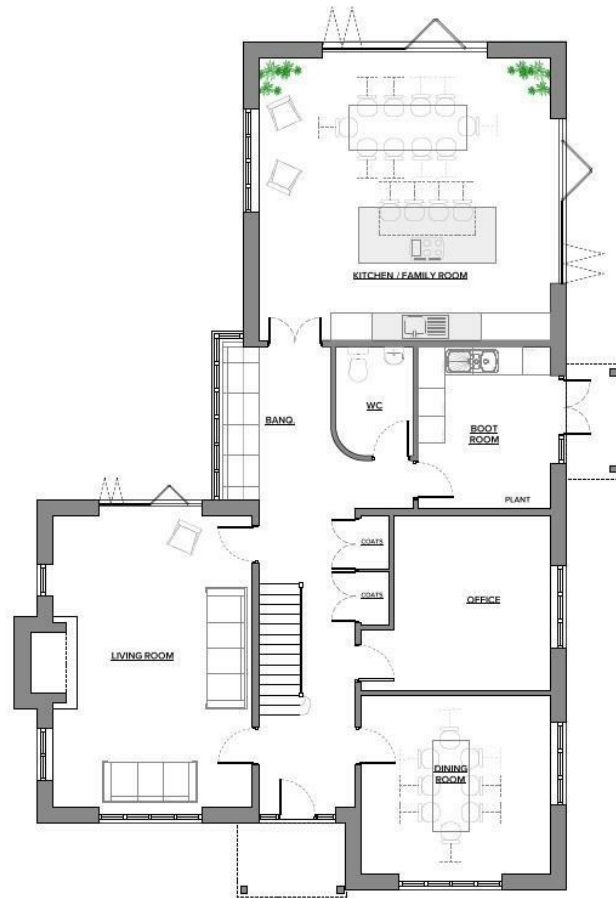




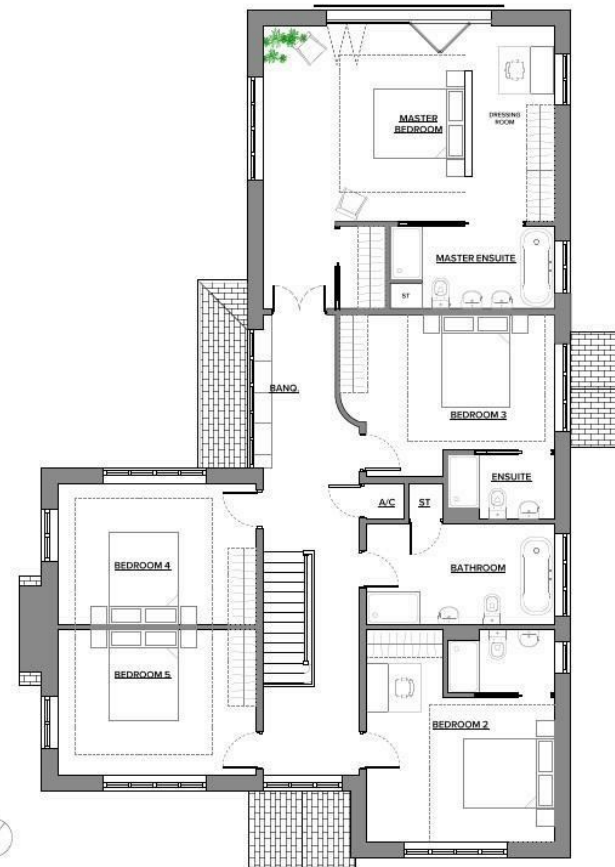


To view this one-of-a-kind plot, please call
Sheldon Bosley Knight Land and New Homes on 01789 333466

Floorplan



1 Proposed Ground Floor Plan
PL-20 SCALE: 1:50



2 Proposed First Floor Plan
PL-20 SCALE: 1:50

Map

