

FOR SALE BY DIRECTION OF THE FREEHOLDERS:
MR&MRS PHILIP BENTON AND MR PETER BENTON

R/27994

**AN IMPRESSIVE DETACHED HOUSE TOGETHER WITH A FORMER
TRANSPORT YARD FACILITY PREVIOUSLY HAVING HAD THE BENEFIT
OF A CONSENT FOR THE RESIDENTIAL REDEVELOPMENT OF PART
THEREOF AND KNOWN AS**

150 TILEHOUSE LANE, TIDBURY GREEN, SOLIHULL B90 1PW



TOTAL SITE AREA: 3.198 ACRES (1.294 Ha) OR THEREABOUTS

**A VERY PLEASANT SEMI RURAL LOCATION
READY ACCESS TO SOLIHULL TOWN CENTRE AND LOCAL
AMENITIES – WITHIN EASY ACCESS OF A34 AND M42
JUNCTIONS 3A AND 4
WALKING DISTANCE OF WHITLOCKS END TRAIN STATION
FREEHOLD VACANT POSSESSION UPON COMPLETION**

PRICE GUIDE: £3,500,000 (V.A.T. NOT APPLICABLE)

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

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



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STAFFORDSHIRE B79 7HL

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150 Tilehouse Lane represents an unusual and desirable opportunity for both developers and owner occupiers and is located in this convenient but semi rural environment near to Tidbury Green on the south western outskirts of Solihull.

The property is within walking distance of Whitlocks End train station and within minutes drive of the A34 and Junctions 3A/4 of the M42, and Solihull Town Centre itself.

150 Tilehouse Lane is an impressive modern 5 bedroom detached house fitted to a high standard throughout and complete with good sized and private front and rear gardens together with a detached 3 car garage, also having workshops, WC wash and shower facilities and a substantial hobbies room.

There are open fields adjoining the opposite verge of Tilehouse Lane.

More details of this property follow herein.

The remainder of the site was for many years used as a transport facility and is surfaced accordingly and has presently an elderly and basic steel framed workshop facility of gross internal area: 5,271 sq.ft (489.77 sq.m.) or thereabouts. The dimensions of this workshop are 32.5m x 15.07m. The maximum height is 7.4m and the minimum height 4.31m

Both the house and rear yard facility are currently served by a single access driveway leading from the Tilehouse Lane frontage. This is secured by electronic gates.

PLANNING

Planning permission for the development of 6 new houses on part of the rear yard was granted on 30th June 2023 by Solihull Metropolitan Borough Council under application no. PL/2021/02477/PPOL. This consent can be viewed at www.publicaccess.solihull.gov.uk/online-applications

PROPOSAL

The house and yard/site are available as one lot and offers are invited with a guide price of £3,500,000.00. (V.A.T. not applicable).

The vendors recognize that the buyers intending to redevelop the rear yard with residential property will need any purchase to be supported by a current planning permission.

Therefore it is proposed that following exchange of contracts, a completion of the house, gardens and garage facility will take place approximately 1 calendar month thereafter in return for a payment of £1,250,000.00.

Completion of a purchase of the rear yard/site and the payment of the balance of the agreed price will be conditional upon the proposed purchaser gaining a reasonable planning permission for viable residential development within two years of the date of exchange of contracts. This period will be extendable pending the receipt of a decision upon any planning appeal or legal challenge still outstanding.

In the event that a planning permission is not gained for the residential redevelopment of the yard/site then this site (excluding the house, gardens and garage) will revert to the vendors together with any and full rights of way and servicing easements necessary to serve the retained property and any future development.

150 TILEHOUSE LANE

This is an attractive and very well fitted modern detached five bedroom residence, having frontage to Tilehouse Lane and set within private gardens to both front and rear.

The property is complete with gas fired central heating and UPVC framed double glazed windows and doors and electronic security system (including cameras) and is fitted and appointed to a high standard throughout.

In detail the accommodation provides:

GROUND FLOOR –

Reception Hall with stairs up to the first floor – 5.33m x 1.9m – accessed from an enclosed entrance porch

Cloakroom off, fully fitted 2.6m x 1.99 m

Fully fitted kitchen complete with Keller cupboards and work surfaces. All existing kitchen appliances are included. The floor is ceramic tiled.

Laundry Room: 3.67 m x 1.96 m, having an additional sink unit facility and a boiler room off with airing cupboard off.

Living Room: (front) 6.06m x 3.95m having an attractive lead-lined bay window and also fitted with a traditional log burner. This room is fully linked through to

Dining Room: 3.62m x 3.18m with opening French doors to the rear garden patio area

Sun Lounge 3.77m x 4.5 m, again attractively fitted with leaded lights

TO THE FIRST FLOOR

Landing –

Bedroom 1. (front) - 7.07 m x 3.9m. complete with a full suite of built in wardrobes

En Suite Bathroom off – attractively and fully fitted, 4.38m x 3.72 m

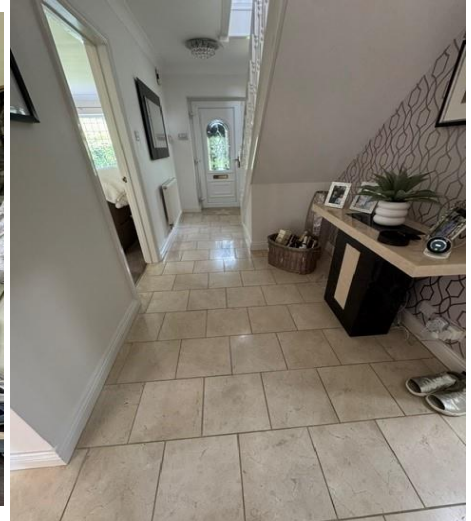
Bedroom 2 (front) - 3.71m x 3.96m. complete with a suite of built in wardrobes

Bedroom 3 – 3.62m. x 3.74m complete with a suite of built in wardrobes

Bedroom 4 – 3.18m. x 2.81m. with walk in wardrobe

Bedroom 5 – 2.81m. x 3.21m. complete with two walk in wardrobes

Main Bathroom – impressively fitted with a full suite 1.93m. x 2.23m.







TO THE EXTERIOR

To the front of the property is an enclosed private garden area landscaped to a high standard

To the rear of the property are further landscaped gardens together with a pleasant patio facility. The presently installed jacuzzi will remain.

To the rear of the site behind an appropriate parking and turning area is an impressive detached garage facility, complete with two electronic up and over doors.

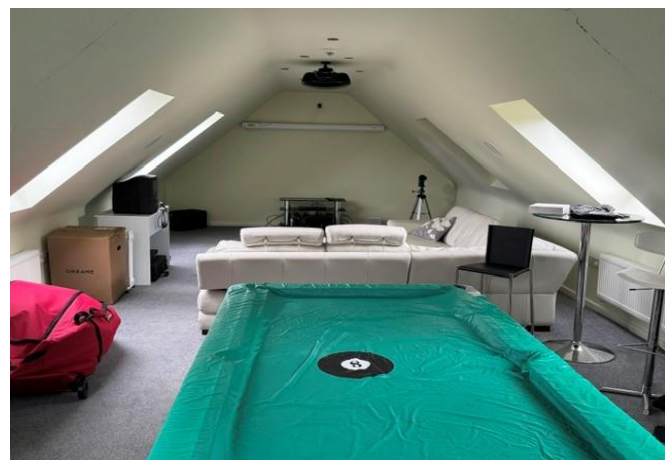
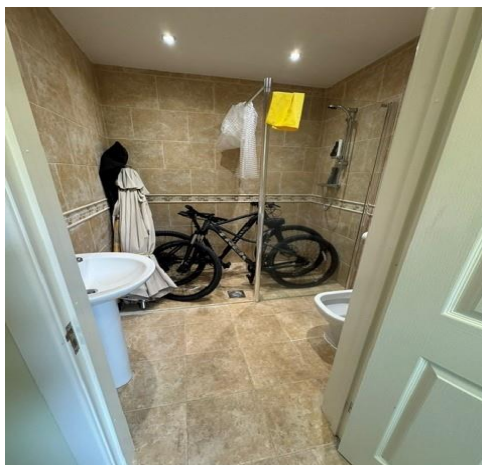
This building is capable of accommodating at least 3 conventional private vehicles and is fully heated by a separate gas fired radiator system and is complete with a tiled floor, overhead lighting and electrical power connections, an electronic security alarm system. The dimensions of this garage base are 8.07m x 7.14m.

Accessed from the main parking space is a workshop facility, 3.81m. x 3.82m. complete with sink unit.

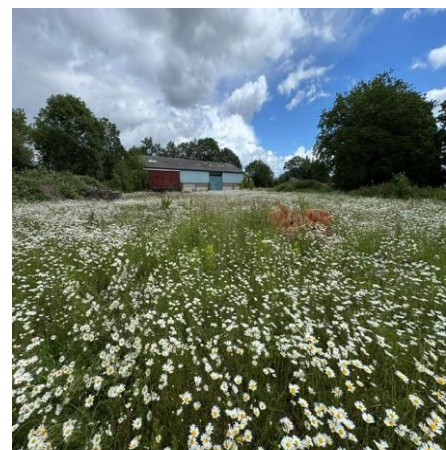
There is a rear lobby area with fully fitted WC/wash and shower room facility off, together with stairs to the first floor where there is a substantial hobbies room, 12.0m x 4.75m. This is carpeted, heated from the main gas fired system and is fitted with overhead projection screen and built in Zantec speakers.

This is a very impressive residence and family home.

GARAGE BUILDING



YARD AREA





GENERAL INFORMATION

1. TENURE

The site is offered freehold with vacant possession upon completion of the transaction of the whole or part thereof. It is understood that the owners of No.146 Tilehouse Lane, the adjacent property have vehicular and pedestrian rights along the entrance and driveway serving the subject property. The owners will retain ownership of a strip of land of width 0.5 m along the lines A-D and E-H as shown on the following site identification plan. The buyer will have licence to occupy these strips and an option to acquire them in the future subject to agreement upon terms.

2. SERVICES

All mains services are currently connected to the site. Interested parties should make their own enquiries as to the suitability and availability of supplied for same to service any development proposed.

3. GROUND CONDITIONS

The vendors are not aware of any contamination within the site that would allow access and suitable excavation during the conditional contract period for the preparation of a ground conditions investigation report. This report will be undertaken at the cost of the proposed purchaser but will be made available to the vendors if requested.

4. VIEWING

PLEASE CONTACT THE AGENTS – RICHARD CALDER
07860 608521

5. LOCAL AUTHORITY

SOLIHULL METROPOLITAN BOROUGH COUNCIL
TEL: 0121 704 8008 www.solihull.gov.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site.
www.commercialleasecodeew.co.uk



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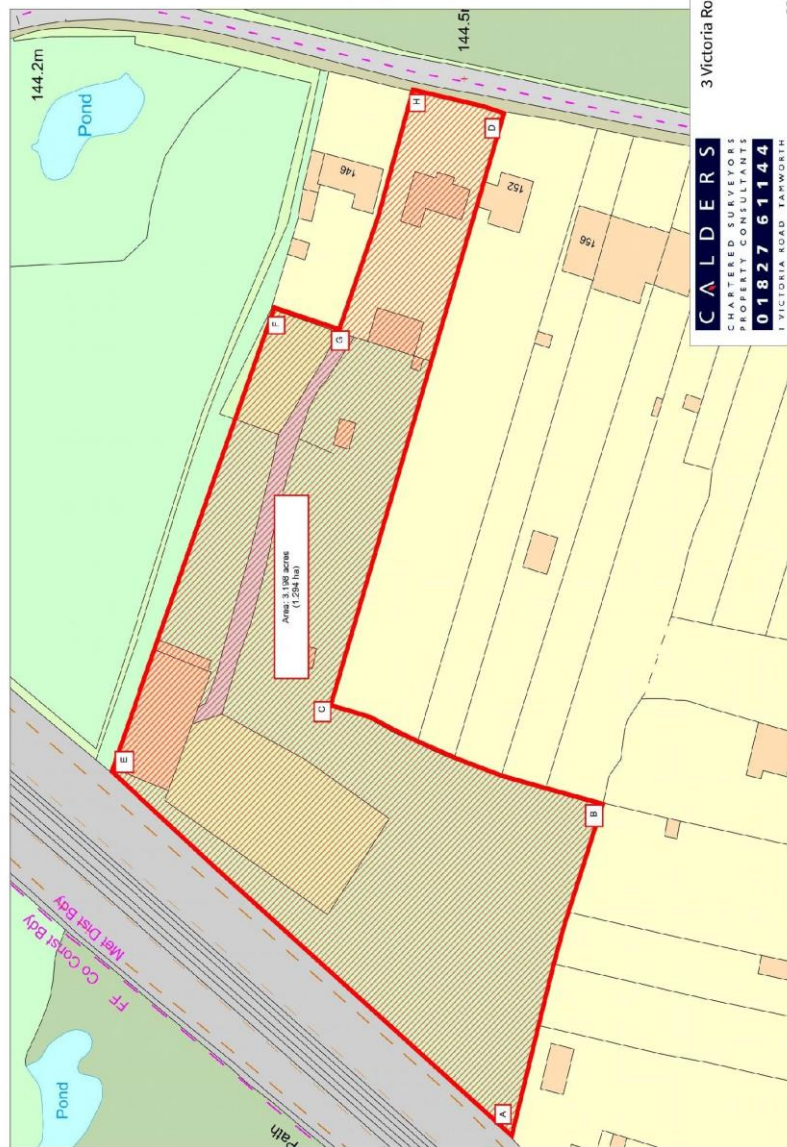
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Client: **Mr ,Mrs P Benton & Mr P Benton**
Project: **150 Tilehouse Lane & yard B90 1PW**

Title: **location plan**

Scale: 1:8000 @A4
Drawn By: rdc

Date: 14 Jul 2026
Drawing No:



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Client: **Mr, Mrs P Benton & Mr P Benton**
Project: **150 Tilehouse Lane & yard B90 1PW**

Title: **site plan for identification**
Scale: 1:1500 @A4
Drawn By: rdc

Date: 15 Jul 2026
Drawing No:



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Client: **Mr, Mrs P Benton & Mr P Benton**
Project: **150 Tilehouse Lane & yard B90 1PW**

Title: **areira location plan**
Scale: **1:60000 @A4**
Date: **14 Jul 2026**
Drawn By: **rdc**