



VANTAGE
LAND
01727 701303

3.59
acres

WASELEY FIELD, RUBERY, BIRMINGHAM

LAND FOR SALE OFF GUNNER LANE, RUBERY, REDNAL, BIRMINGHAM, B45 9AF

LAND SITUATED BETWEEN A COUNTRY PARK & A RESIDENTIAL SUBURB OF BIRMINGHAM

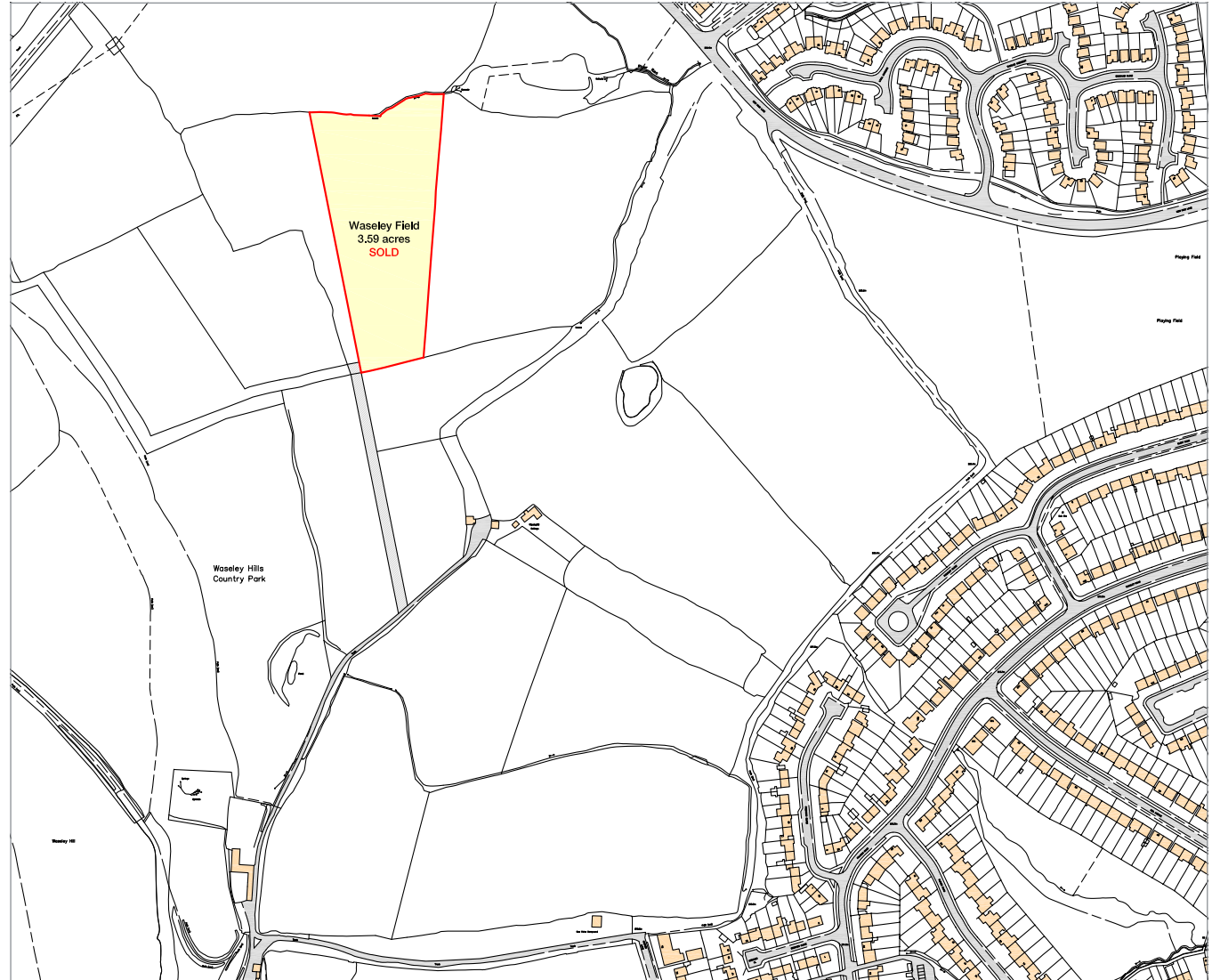
Waseley Field is a wonderful opportunity for you to own a parcel of land within an area that offers a great balance between beautiful green open spaces and urban amenities.

This flat, regular block of pasture land measures 3.59 acres and is enclosed by stock-proof fencing. It is currently used for grazing horses.

Full vehicular access to the land is via a private driveway that serves several agricultural buildings and detached properties.

Nestled between the beautiful Waseley Hills Country Park and the residential suburb of Rubery, the land enjoys a convenient and well-connected location with easy access to both the vibrant city of Birmingham and the tranquil Worcestershire countryside.

Excellent transport links are available via the nearby A38 and the M5 & M42 motorways, with international travel via Birmingham Airport.



Size	Guide Price
3.59 acres	SOLD



LOCATION

- ◆ On the western edge of Rubery & Rednal
- ◆ 2.2 miles to Longbridge
- ◆ 3.0 miles to Northfield
- ◆ 3.5 miles to Halesowen
- ◆ 4.5 miles to Bromsgrove
- ◆ 4.6 miles to Alvechurch
- ◆ 7.6 miles to Redditch
- ◆ 8.0 miles to Birmingham City Centre

The land is pleasantly situated between the beautiful Waseley Hills Country Park and the residential suburbs of Rubery & Rednal on the south-western edge of Birmingham.

This popular area offers excellent access to a wealth of amenities, country parks and transport links.

Rubery is home to a range of local shops as well 'Great Park', which provides additional shops, bars, restaurants and entertainment, with a bowling alley and cinema.

The neighbouring towns of Longbridge & Northfield provide additional shopping and leisure facilities.

TRANSPORT LINKS

- ◆ 0.7 miles to the A38
- ◆ 1.5 miles to the M5 (J4)
- ◆ 2.3 miles to Longbridge Train Station *
- ◆ 3.1 miles to the M42
- ◆ 13.3 miles to Birmingham Airport

For those who love the outdoors, the country parks of Waseley Hills and Lickey Hills are just stone's throw away, offering miles of walking trails and bridle paths for you to explore.

If you prefer the city life, the vibrant city of Birmingham and all it has to offer is within easy reach.

The land is well-positioned for road and rail links. The nearby A38 connects the land with Birmingham City Centre and the M5 motorway. Longbridge train station provides fast & direct rail services to Birmingham New Street in just 20 mins.

* Journey Times: 12 mins to University Birmingham; 16 mins to Redditch; 20 mins to Birmingham New Street



LAND DESIGNATION

The land is situated within the West Midlands Green Belt. Any development or change of use would be subject to the appropriate permission.

PLANNING HISTORY

There are no current or past planning applications on the land.

LOCAL AUTHORITY

Bromsgrove District Council
www.bromsgrove.gov.uk

LOCAL DEVELOPMENT

Several parcels of land nearby have erected small-scale agricultural buildings.

Furthermore, two barns off the same private driveway as the land for sale have been converted into new homes (Planning Ref. B/19945/1990 & Planning Ref. 11/0161).

Larger development within the Green Belt can be seen on a 20-acre field to the east, which has built Waseley Hills Crematorium under Planning Ref. 12/0448.

LAND VALUES

Pasture **land prices in the region are 20% higher than the national average as land values rose by 5% last year**, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by that fact that **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.



Full vehicular access is provided via a private driveway off Gunner Lane.



The driveway also serves several detached properties.

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

ACCESS

Full vehicular access to the land is provided by a private driveway from Gunner Lane, which also serves several detached properties.

WHAT3WORDS

The driveway from Gunner Lane can be found here – [///wooden.driven.lance](https://www.what3words.com/wooden.driven.lance)

The south-western location of the land can be found here – [///handed.rare.ahead](https://www.what3words.com/handed.rare.ahead)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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