



WATLING
REAL ESTATE

LAND TO THE NORTH SIDE OF AYLESBURY ROAD, **HOCKLEY HEATH, SOLIHULL, B94 6PL**

Prime Freehold Residential Development Opportunity S.T.P.

What3Words: swordfish.bills.tagging





HIGHLIGHTS

- ▶ 4.4-acre greenfield site with residential development potential S.T.P.
- ▶ Located on the outskirts of Hockley Heath an affluent and desirable village in the borough of Solihull
- ▶ Approximately 2 miles from J4 of the M42 and J16 of the M40 and 5 miles from Solihull town centre
- ▶ Excellent public transportation links to Birmingham, Solihull, Coventry, Warwick, and Stratford-upon-Avon
- ▶ Close proximity to various Ofsted rated 'Outstanding' and 'Good' schools.

**OFFERS INVITED
FOR THE FREEHOLD INTEREST**

LOCATION

The site is located in Hockley Heath, an affluent and desirable village in the borough of Solihull, within the West Midlands.

Hockley Heath provides exceptional connectivity, via the A34, M42, and M40, to key regional conurbations including Birmingham, Solihull, Coventry, Warwick, and Stratford-upon-Avon.

The A34 Stratford Road runs directly through Hockley Heath linking Birmingham City Centre and Stratford-upon-Avon. J4 of the M42 and J16 of the M40 are approx. 2 miles equidistant from the site and provide easy access to the wider West Midlands region and national motorway network.

Solihull town centre is approx. 5 miles to the north which offers a diverse retail and leisure experience via a mix of high street retailers and independent boutiques. The town's shopping centres, notably Touchwood Shopping Centre and Mell Square Shopping Centre, are known for their modern and exclusive designs, catering for all tastes and preferences. Solihull also offers a wide variety of coffee shops, bars, restaurants, art galleries, and leisure destinations, all easily accessible by car, bus, or train.

The site itself fronts the B4101 Aylesbury Road and is situated within a predominantly residential area. It is adjacent to the site of the former Aylesbury House Hotel, which was redeveloped into the exclusive Aylesbury Park development by Cameron Homes in 2019.

Hockley Heath is well serviced for a village of its size and provides convenience stores, pubs, restaurants, shops, a dentist, recreational ground, and various local sports clubs.

Tudor Grange Primary Academy is an approx. 10 minute walk from the site and Solihull School, Tudor Grange Academy, St Peter's Catholic School, Arden Academy, and Alderbrook School are all within a 15 minute drive, which makes the area ideal for young working families.

Hockley Heath is a highly desirable residential area due to its exceptional connectivity, close proximity to major regional towns and cities, and high number of 'Outstanding' schools. Average house price growth within the local area is consistently above that of the wider West Midlands and UK, emphasising its growing appeal, sustained growth, and resilient rental sector, driven by strong family and commuter demand.



CONNECTIVITY



Walking

- Miller & Carter
8 mins
- One Stop
8 mins
- Hockley Heath Dental Care
10 mins
- Co-op Convenience Store
11 mins
- Hockley Heath Recreation Ground
13 mins
- Tudor Grange Primary Academy
14 mins
- Hockley Heath Social Club
14 mins



By Car

- Dorridge Train Station
4 mins
- J4 of M42
5 mins
- J16 of M40
5 mins
- Blythe Valley Business Park
6 mins
- Solihull
10 mins
- Solihull Hospital
13 mins
- Birmingham International Airport
13 mins
- National Exhibition Centre (NEC) / Resorts World
13 mins
- Jaguar Land Rover
17 mins
- Warwick
22 mins
- Stratford-upon-Avon
25 mins
- Coventry
28 mins
- Birmingham City Centre
35 mins



By Train

Solihull

5 mins

Warwick
Parkway

9 mins

Birmingham
Moor Street

50 mins

Leamington
Spa

59 mins

Stratford-upon-
Avon Parkway

1 hour 20 mins

Worcester
Foregate Street

1 hour 20 mins

London
Marylebone

1 hour 20 mins

DESCRIPTION

The site comprises a vacant and overgrown 4.4-acre parcel of greenfield land, which formed part of the grounds of the Aylesbury House Hotel, before it was destroyed by fire in 2016.

The site is bordered by mature trees, hedgerows, and the exclusive Aylesbury Park development on the site of the former hotel.

There is a public right of way which bisects the site from west to east connecting Hockley Heath and the Aylesbury Park development.

The site is classified as 'Green Belt' land.



PLANNING

The site is unconsented and we are not aware of any recent planning submissions.

A pre-application enquiry was submitted in October 2021 seeking advice from Warwick District Council as to the residential development potential of the site, specifically in respect of density, access, and the likelihood of a planning application for 30 units being approved. We understand various subsequent appraisals have been run on the basis of a 25 to 30 unit scheme, but a higher density scheme may be possible, following a considered redesign.

The site is subject to a 25-year overage dated 13 October 2021. The overage payment is £10,000 for each house constructed, less the aggregate of any prior overage sums paid. Payment is due on implementation of planning.

Stratford-on-Avon District Council and Warwick District Council are working together to prepare a new Local Plan for South Warwickshire. The Plan is expected to replace the strategic policies of the existing [Stratford-on-Avon Core Strategy](#) which runs until 2031 and [Warwick District Local Plan](#) which runs until 2029. The new South Warwickshire Local Plan will set out a long-term spatial strategy for housing, jobs, infrastructure and climate change for both Districts.

On 10 January 2025 they launched the South Warwickshire Local Plan Preferred Options (Regulation 18) consultation. The consultation ended on 7 March 2025 and they are now preparing a Consultation Statement which we understand will be published later this year.

The site was discussed during a meeting held in June 2024 between the former owner and local planning officers in relation to the emerging Local Plan. The site was promoted for residential development having been put forward in both 'Call for Sites' exercises.

We understand the site has a draft allocation for housing within the emerging Local Plan however there may be an opportunity to unlock the site prior to adoption, via reclassification to 'Grey Belt'. A 'Grey Belt' assessment was submitted in October 2024 maintaining the site qualifies as 'Grey Belt' under the definitions in the August 2024 drafting of the NPPF.

Further information in respect of Planning has been included within the Data Room.

Interested parties should relay upon their own enquiries with Warwick District Council.



FURTHER INFORMATION

TITLE

Freehold (Title no. WK258498).

Copies of the title documents are included within the Data Room.

ANTI-MONEY LAUNDERING

It will be necessary for a purchaser to provide identification and other information necessary to complete these checks prior to an exchange of contracts.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

SALE BY RECEIVERS

The site is offered for sale on behalf of the Joint Fixed Charge Receivers.

The Receivers offer no title or collateral warranties in respect of the transaction. Please consider this with your appointed legal advisor prior to submitting a proposal.

The Receivers act without personal liability whatsoever.

ASKING PRICE

Offers invited for the freehold interest.

Unconditional and conditional offers (i.e. subject to planning) will be considered.

VAT

We understand the site has not been opted to tax and therefore VAT is not applicable.

All interested parties should rely upon their own enquiries with HMRC.

COSTS

Each party will be responsible for their own professional costs incurred in the transaction.

VIEWINGS

The site is open and accessible via the public right of way.

DATA ROOM

A Data Room with additional information is available upon request.

CONTACTS

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WATLING
REAL ESTATE

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