

THE
CHASE

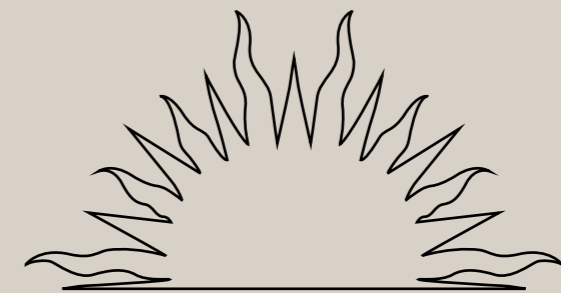


SMITHS LANE
KNOWLE, SOLIHULL
B93 9AD
THECHASESOLIHULL.CO.UK

SMITHS LANE
KNOWLE, SOLIHULL
B93 9AD



THE
CHASE



SMITHS LANE
KNOWLE, SOLIHULL
B93 9AD
THECHASESOLIHULL.CO.UK

TEN BEAUTIFULLY
CHAFTED
HOMES
SURROUNDED
BY A RICH
HISTORY



CGIs are illustrative and may be subject to changes.

CAREFULLY CONSIDERED

These ten charming new bespoke homes have been carved out of the historic footprint of The Chase, giving you the opportunity to write your very own chapter in the history of this local landmark.

With a palette of materials and finishes which fit perfectly

within the fabric of the original structures, a sense of style and calm compliments the solidity of the surrounding walls.

Each home offers quality design, high specification interiors, stylish kitchens and light filled spaces. Where possible, architectural

features from the original structures have been carefully conserved, such as ornate beams.





The Burrow



The Byron



CGIs are illustrative and may be subject to changes.

The Nest



The Byron

We've worked hard to match interiors and palettes with the existing structures of every home. Oak doors paired with limestone tiles evoke the past life of the grounds.



CGIs are illustrative and may be subject to changes.

The Byron

Our materials have been carefully sourced and selected to carry a sense of comfort right through from the overall design to the choice of colours and fittings, from luxury carpets to quartz worktops.

The Byron



CGIs are illustrative and may be subject to changes.



CGIs are illustrative and may be subject to changes.

The Byron



CGIs are illustrative and may be subject to changes.

The Byron



The Burrow





THE HISTORY

The Chase, known as Widney Farm prior to the 1920s, was originally part of the Manor of Longdon. This was owned by Lord Byron upon his marriage in 1815 to Anne Isabella Milbank, the daughter of Sir Ralph Noel, 6th Baronet.

Upon Lady Byron's death in 1860, the manor was passed down to her son-in-law, William King-Noel, 1st Earl of Lovelace. Following his death in 1899 it was sold to a Joseph Bennett Clarke and quickly sold again to well-known local bakers and confectioners, the Pattison Brothers. At this point the farm became known as Smith's Farm, named after the tenant of the farm, Sydney Smith. It is said that is also how Smiths Lane got its name.

THE CHASE

The property was established as a farmstead and it was being used as such at this point. However it was said that the estate had potential for development as a high class building property, which is exactly what would happen with its following owner.



Around 1918, Widney Farm was bought by Samuel Boddington of Hillfield Hall, a retired Birmingham wool merchant. This event marked a number of changes to the property, most notably its renaming to 'The Chase'. This may have been to distinguish the site from Widney Manor House, which had been known as Widney Farm.

He had the house extended and modernised and moved there in the 1930s. Boddington's impact shifted the site from a working farm to a more genteel domestic setting.

After Boddington's death in 1937, The Chase was bought by Captain Oliver Bird, the grandson Alfred Bird, the founder of 'Bird's Custard'. Oliver is said to have made further alterations to the house, before giving it to his wife in 1947. She lived there until her death in 1969 upon which it was sold to A.J. Stait who did yet more modernisation.

Mr & Mrs WS Jordan bought The Chase from the Staits on the 23rd of January 1976. The property remained in the Jordan family for over forty years, until it was sold to be developed into ten homes, conserving as much of the existing site as possible.

TRAVEL

Knowle is a tranquil rural village, 3 miles from Solihull. Located in the heart of the midlands, it is situated just 10.8 miles southeast of Birmingham and 11.2 miles west of Coventry, a stone's throw from the Grand Union Canal.

The Chase is not short on access to rail networks, with three stations reachable within a ten-minute drive, the closest being only a mile away. Solihull itself is one of the best-connected towns in the region, making it perfect for commuters to London and Birmingham.

If you prefer to travel on the road, the M42 is a five-minute drive from the Chase, and links to the M40, M5, and M6, providing complete access across the Midlands, as well as to the rest of the country.

BY TRAIN

Leamington Spa
17 mins from Dorridge

Warwick
30 mins from Widney Manor

Stratford Upon Avon
33 mins from Widney Manor

Birmingham
38 mins from Dorridge

Coventry
49 mins from Dorridge

London Marylebone
1h19mins from Solihull

BY CAR

Coventry
22 minutes

Warwick
24 minutes

Leamington Spa
26 minutes

Stratford Upon Avon
28 minutes

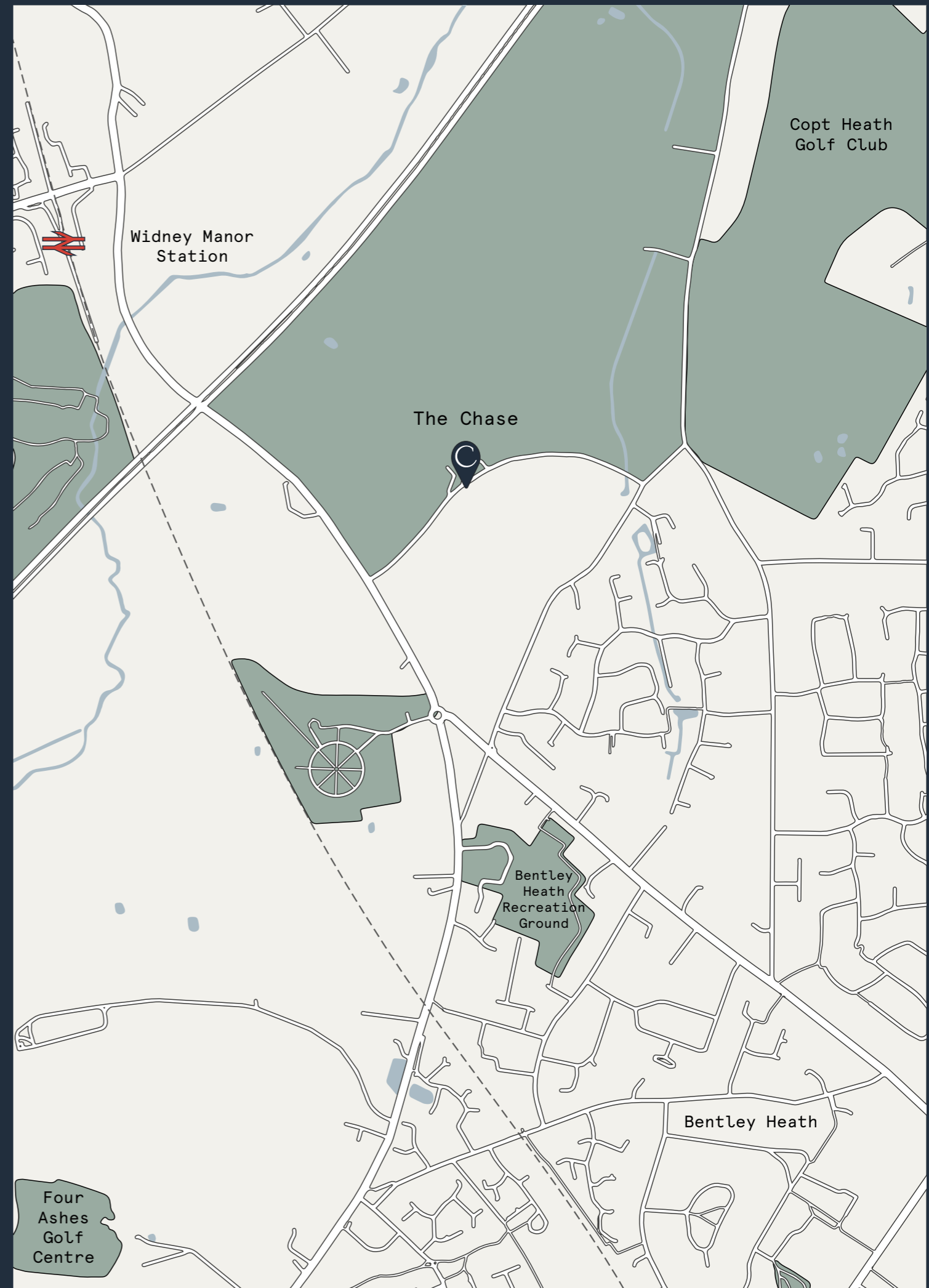
Birmingham
30 minutes

AIRPORTS BY CAR

Birmingham Airport
10 minutes

East Midlands Airport
42 minutes

Manchester Airport
1 hour 33 minutes





THE AREA GUIDE

Knowle is a charming village, with a history dating back to the 13th century. The area has a balance of being a Green Belt country town with Tudor architecture, whilst having access to large cities. There is a strong community in Knowle, with many shops and restaurants being independent as well as family run.

SHOPPING

- | | |
|-----------------------------------|--|
| Ella's Earth
1.3 miles | Touchwood Shopping Centre
2.2 miles |
| Eric Lyons - Butcher
1.4 miles | John Lewis
2.3 miles |
| Mell Square
2.2 miles | House of Fraser
2.3 miles |

SUPERMARKETS

- | | | |
|---|--|-------------------------------|
| The Co-operative Food
Bentley Heath
0.9 miles | Sainsbury's
2.8 miles | Tesco Superstore
5.0 miles |
| Morrisons
2.6 miles | Waitrose & Partners
Solihull
2.9 miles | |
| Aldi
2.8 miles | Tesco Extra
3.2 miles | |

RESTAURANTS

Aroma Restaurant Solihull 0.9 miles	Daawat 1.4 miles	Esebella's Restaurant Solihull 2.8 miles
Bella Venezia Ristorante e Pizzeria 1.3 miles	Knowle Indian Brasserie 1.4 miles	The Farm Inn 2.8 miles
Jacques Restaurant Knowle 1.3 miles	The Butchers Social 1.9 miles	Wagamama Solihull 2.8 miles
Loch Fyne Restaurant and Bar 1.3 miles	Ramada Restaurant & Bar 2.7 miles	Zizzi 2.8 miles
Vito's Italian Restaurant 1.4 miles	Côte - Solihull 2.8 miles	Peel's Restaurant 4.3 miles

THE BUTCHERS SOCIAL

After four years in Henley, the Butchers Social team moved up to Dorridge in 2021, and are considered one of the top 30 places in the UK for a Sunday Roast.



CAFES

Dark Horse Espresso Bar 0.9 miles
Cafe Viola 1.2 miles
The Bread Collection 1.4 miles
Elderberry Blacks Cafe 1.4 miles
Freda's Deli 1.4 miles
Cafe Isabella 2.7 miles
Caffe Nero 2.8 miles



PUBS & BARS

Ale Rooms 1.2 miles	Drum & Monkey 1.5 miles	Green's Cocktail Lounge 2.8 miles
Bonds 1.3 miles	Oktagon 1.5 miles	The Mason's Arms 2.8 miles
Greswolde Arms 1.3 miles	The Fieldhouse 2.2 miles	O'Neill's Solihull 2.8 miles
The Vaults Real Ale Bar 1.3 miles	Kings Arms Knowle 2.6 miles	Tap & Tandoor Solihull 2.8 miles
Loki Wine Knowle 1.4 miles	The Beech House 2.7 miles	Yates Solihull 2.8 miles
The Red Lion 1.4 miles	Slug & Lettuce Solihull 2.7 miles	Flute & Flagon 3.2 miles

From classic cuisine to contemporary gastropub grub, Knowle and Solihull boast plenty of dining options. There's something for everyone, whether you're looking for a Michelin Star meal or a casual coffee.



GREEN SPACES

Bentley Heath Recreation Ground
0.8 miles

Knowle Park
1 mile

Brueton Park Lake
2.1 miles

Solihull Malvern Park
2.5 miles

Dorridge Park
2.3 miles

Tudor Grange Park
2.9 miles

Hillfield Nature Reserve
2.9 miles

Gyms, golf courses, sports clubs, whatever the pace of your leisure activity, there's something nearby.

SPORTS & LEISURE

Bentley Heath Tennis Courts
0.7 miles

Fuel & Flow
1.3 miles

Knowle & Dorridge Racquets Club
1.4 miles

Knowle Football Club
1.5 miles

Midlands Golf Four Ashes
1.8 miles

Copt Heath Golf Club
1.9 miles

Widney Manor Golf Club
2.0 miles

Solihull Tennis Club
2.3 miles

Solihull Football Centre
2.9 miles

Coldlands Colts FC
3.2 miles

Hampton Football Club
3.2 miles

Shirley Golf Club
3.4 miles

Yogahaven Solihull
4.0 miles

GYMS

Studio 52 Fitness
1.8 miles

Bannatyne Health Club & Spa
2.0 miles

Club Motivation
2.7 miles

Anytime Fitness
2.8 miles

XCELERATE GYM
3 miles

Virgin Active
3.5 miles

David Lloyd
3.7 miles





UNIVERSITY OF WARWICK
Students at the University of Warwick, one of the UK's top ten higher educational institutes.

SCHOOLS

- Bentley Heath Church of England Primary School
0.8 miles
- Arden Academy
1.5 miles
- Dorridge Primary School
1.6 miles
- Knowle Church of England Primary School
1.7 miles
- St. Alphege Church of England Juniors School
2.3 miles

- Solihull School
2.7 miles
- St. Augustine's Catholic Primary School
3.0 miles
- St. Peter's Catholic School
3.0 miles
- Tudor Grange Academy
3.0 miles
- Alderbrook School
3.3 miles

UNIVERSITIES

- University of Warwick
21 minutes via car
- Coventry University
29 minutes via car
- University of Birmingham
38 minutes via car
- University of Nottingham
1 hour via car

A number of top class universities are under an hours drive away from the Chase, offering a large range of courses. Solihull is also home to some of the top state schools in the country, including Tudor Grange Academy, and Arden Academy.

THE SPECIFICATION

KITCHENS / UTILITIES

Leicht German manufactured kitchen units
Quartz worktops
Siemens integrated appliances including oven, dishwasher, hob & extractor
Aluminium bi fold doors leading to rear gardens (where applicable)
Tumbled limestone tiles to ground floor kitchens / diners
Chrome sockets
LED Down lighters throughout

BATHROOMS / ENSUITES

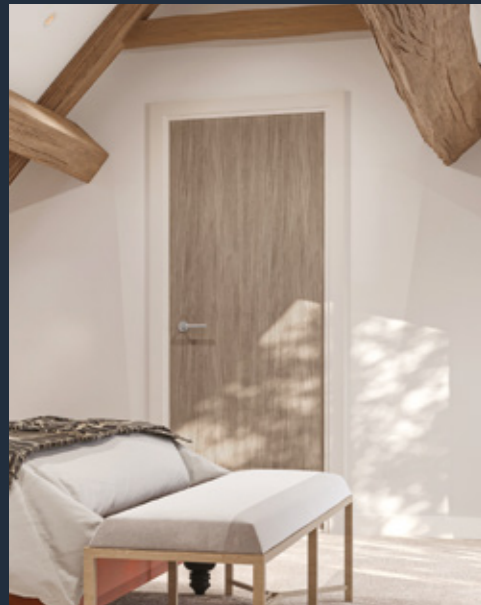
Porcelanosa tiles
Feature walls to bath / showers
Luxury chrome fittings
Heated towel rails

FINISHES & FEATURES

Underfloor heating to ground floors - Heatmiser smart hub
Radiators on upper floors
Luxury carpets to hallways, stairs, bedrooms
Bespoke fitted wardrobes to master bedrooms
Oak Laminate internal doors
Chrome sockets
LED downlights throughout
Flush casement windows finished in Clotted cream or Anthracite
Velux roof lights (where applicable)
High speed internet
Advantage 10 year build warranty

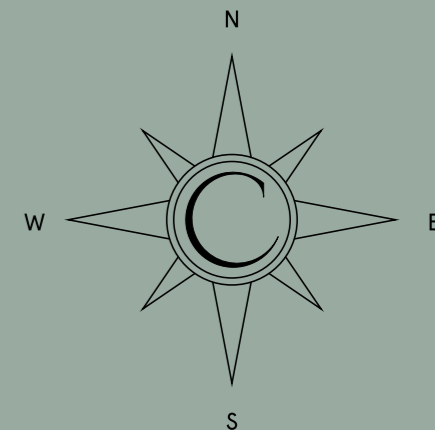
EXTERNAL

Landscaped rear gardens
Block paved driveways
EV car charging point ready



CGIs are illustrative and may be subject to changes.

THE SITE PLAN



PLAN KEY

- 01 The Burrow
- 02 The Byron
- 03 The Chase
- 04 The Potting Shed
- 05 The Stable
- 06 The Warren
- 07 The Barn
- 08 The Nest
- 09 The Paddock
- 10 The Chase Lodge



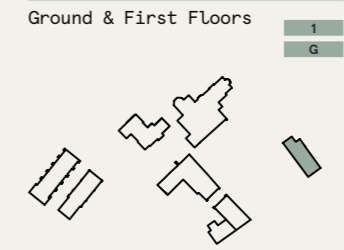
Smiths Lane

THE BURROW

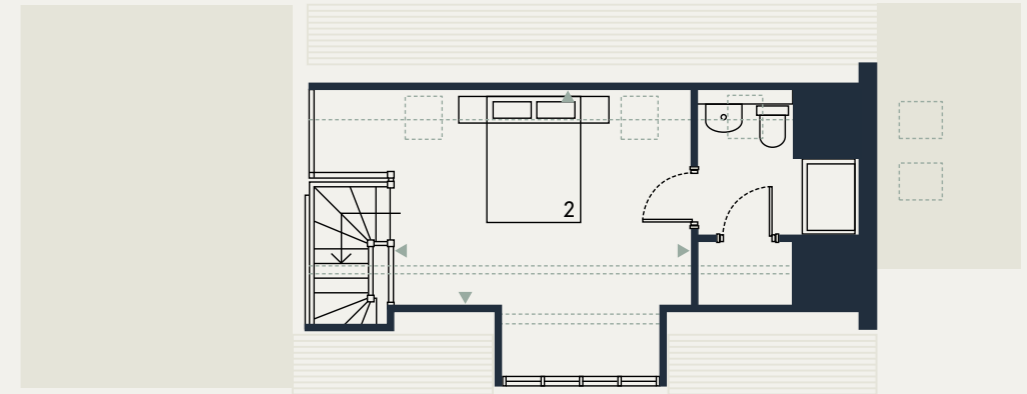


The Burrow is situated close to Smiths Lane benefitting from the easy access to the road, but also benefits from the idyllic grounds of The Chase. This cosy home spread over two floors has a spacious open plan living space as well as a separate utility room.

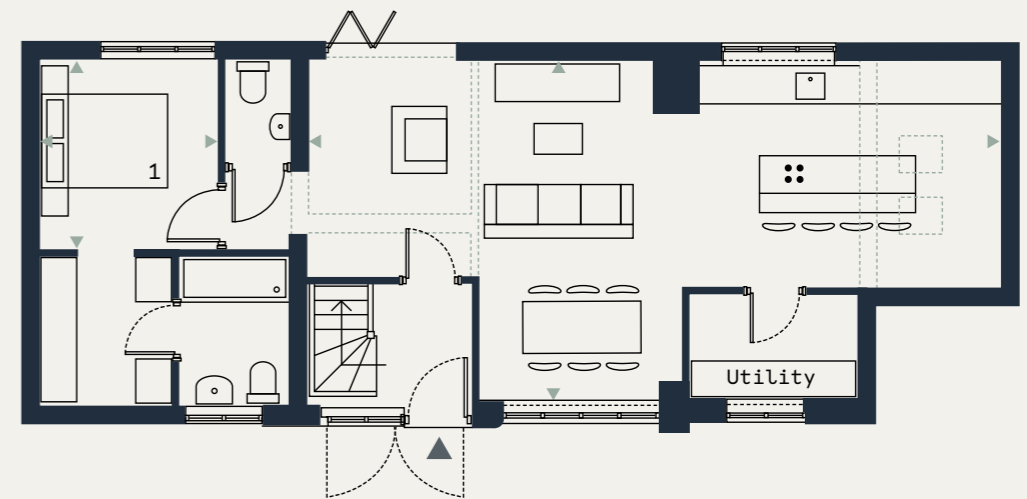
110 SQM / 1184 SQFT
 2 Bedrooms
 1 Bathrooms
 1 WC



Lounge/Dining/Kitchen	5.2 x 10.8 m
Bedroom 1	2.7 x 2.9 m
Bedroom 2	3.3 x 4.6 m
Total	110 sqm
	1184 sqft



First Floor



Ground Floor

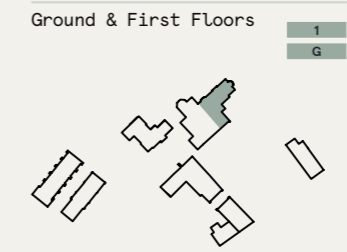


THE BYRON

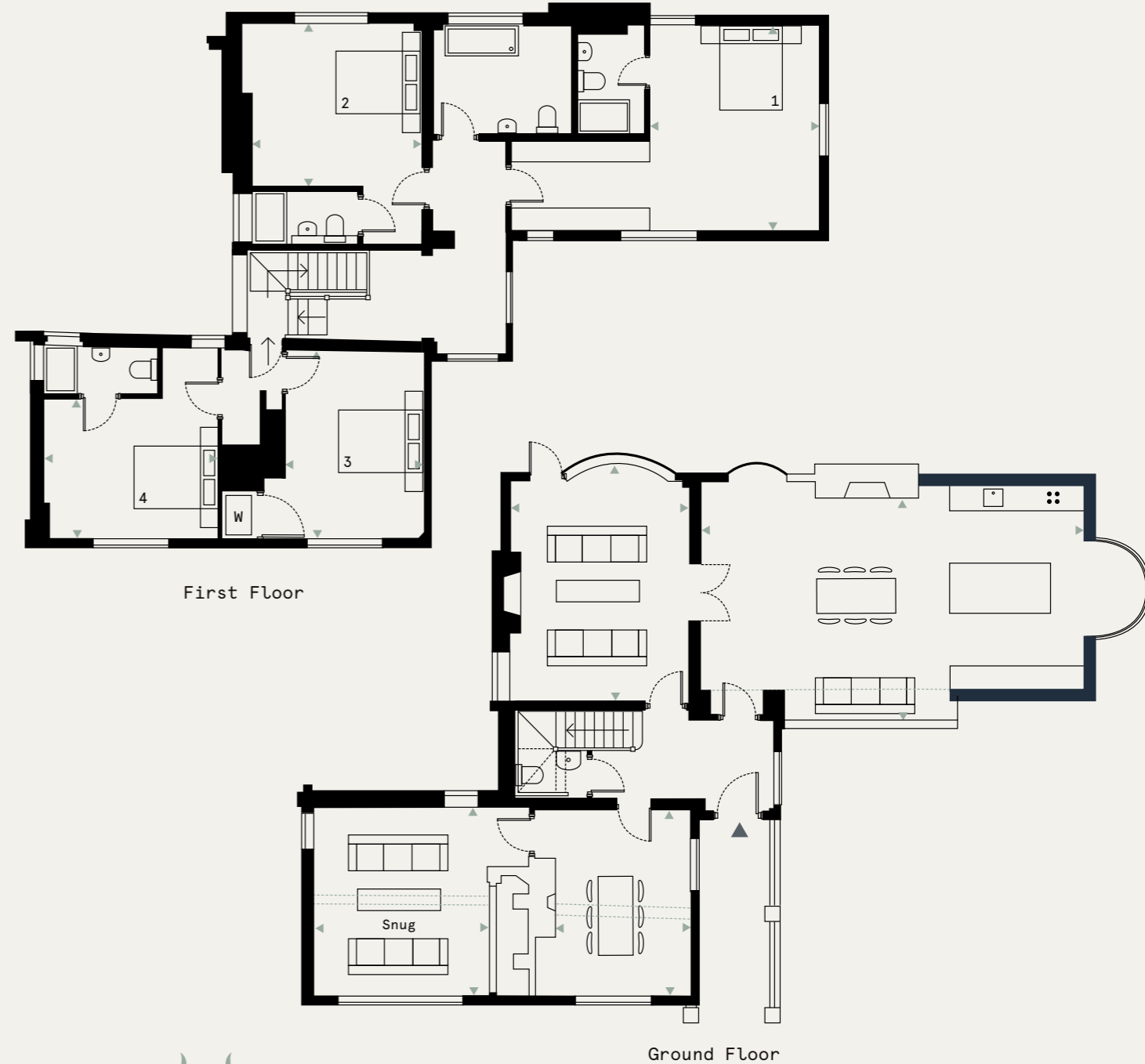


The Byron is part of the original main house and benefits from being the heart of the development. The private garden is a large corner plot with vast tranquil views. This home has several spacious living rooms, ideal for a family.

270 sqm / 2800 sqft
 4 Bedrooms
 4 Bathrooms
 1 WC



Kitchen/Dining	5.2 x 9.1 m
Lounge	5.6 x 4.2 m
Dining or Utility	3.2 x 4.3 m
Snug	4.1 x 4.4 m
Bedroom 1	4.8 x 4 m
Bedroom 2	3.8 x 3.9 m
Bedroom 3	3.2 x 4.4 m
Bedroom 4	4 x 3.3 m
Total	270 sqm
	2800 sqft

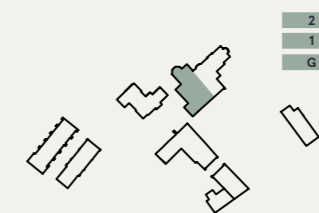


All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

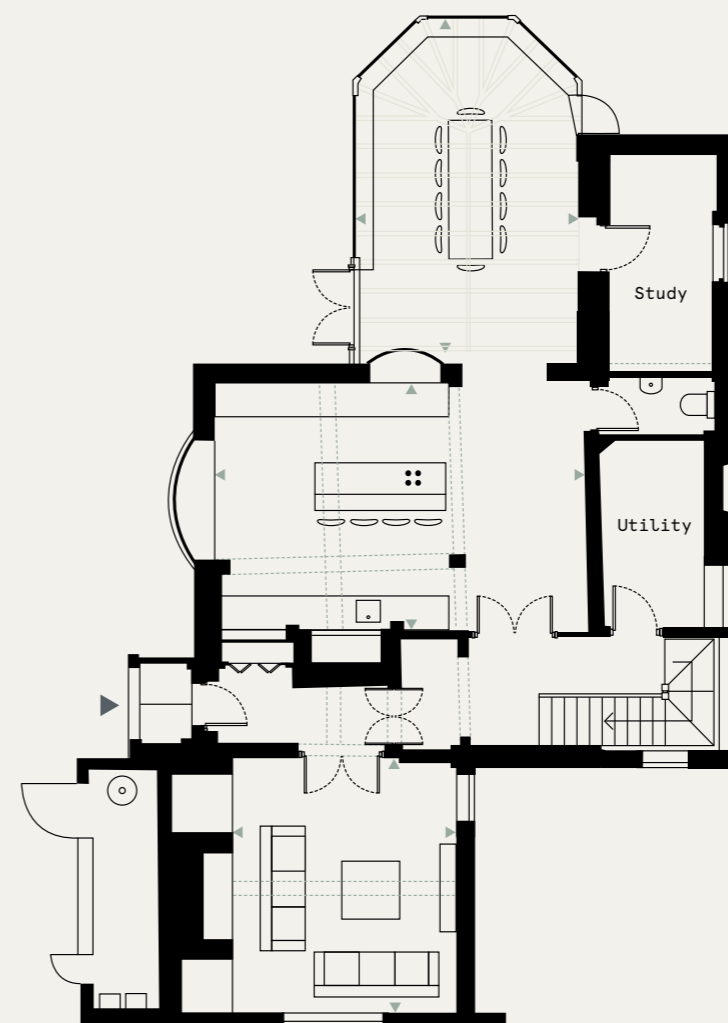
THE CHASE

220 SQM / 2367 SQFT
 4 Bedrooms
 4 Bathrooms
 1 WC

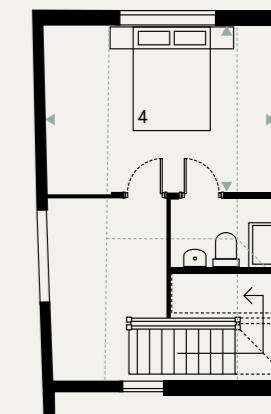
Ground, First & Second Floors



Kitchen	6.7 x 4.4 m
Conservatory	6 x 4 m
Lounge	4 x 4.5 m
Bedroom 1	4.6 x 3.1 m
Bedroom 2	3.1 x 4.5 m
Bedroom 3	3.3 x 4.5 m
Bedroom 4	4.4 x 3.1 m
<hr/>	
Total	220 sqm
	2367 sqft



Ground Floor



Second Floor



First Floor

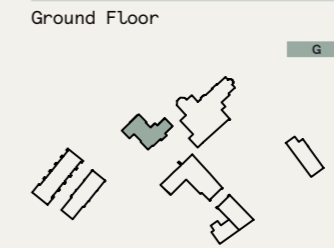
The Chase is the oldest part of the site and has historically been home to well-known people of the area. The external existing structure remains whilst the interior has been refurbished to a contemporary style but working alongside some of the beautiful original features.



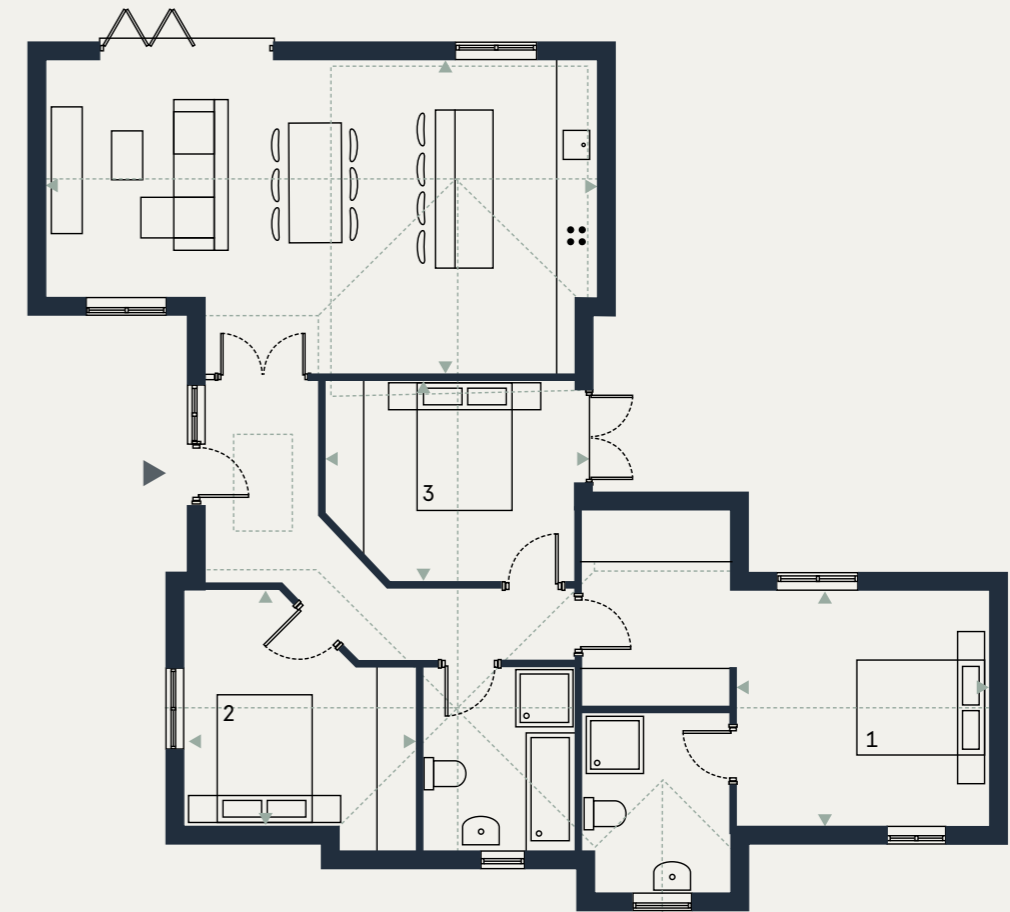
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

THE POTTING SHED

110 sqm / 1184 sqft
 3 Bedrooms
 2 Bathrooms



Lounge/Dining/Kitchen	8.4 x 4.8 m
Bedroom 1	3.6 x 3.9 m
Bedroom 2	3.6 x 3.5 m
Bedroom 3	3.1 x 3.8 m
<hr/>	
Total	110 sqm
	1184 sqft



Ground Floor

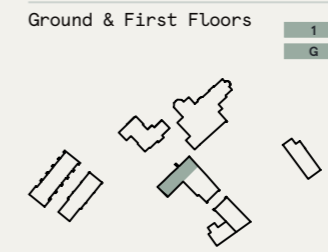
The Potting Shed Situated in the heart of the development and next door to The Chase, the main house of the site. The new build home benefits from high vaulted ceilings and idyllic views.



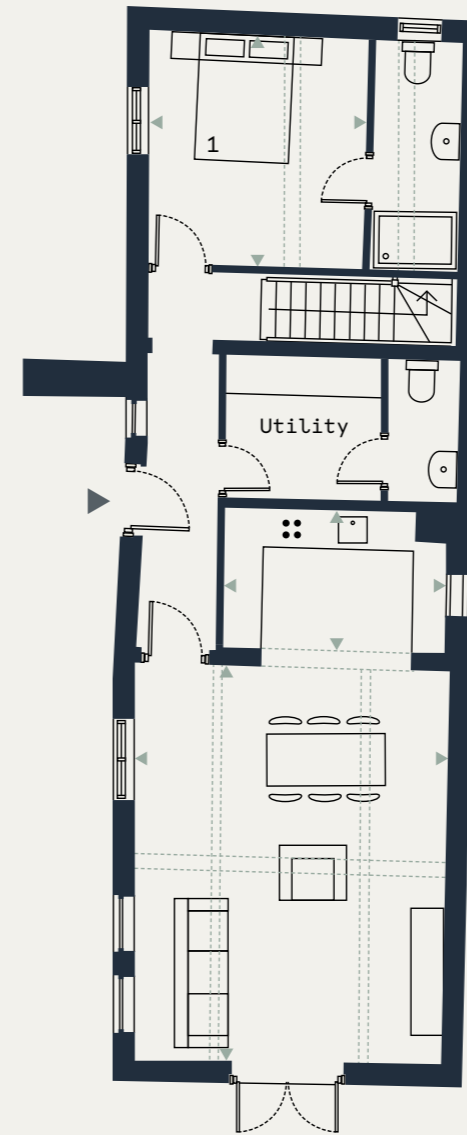
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

THE STABLE

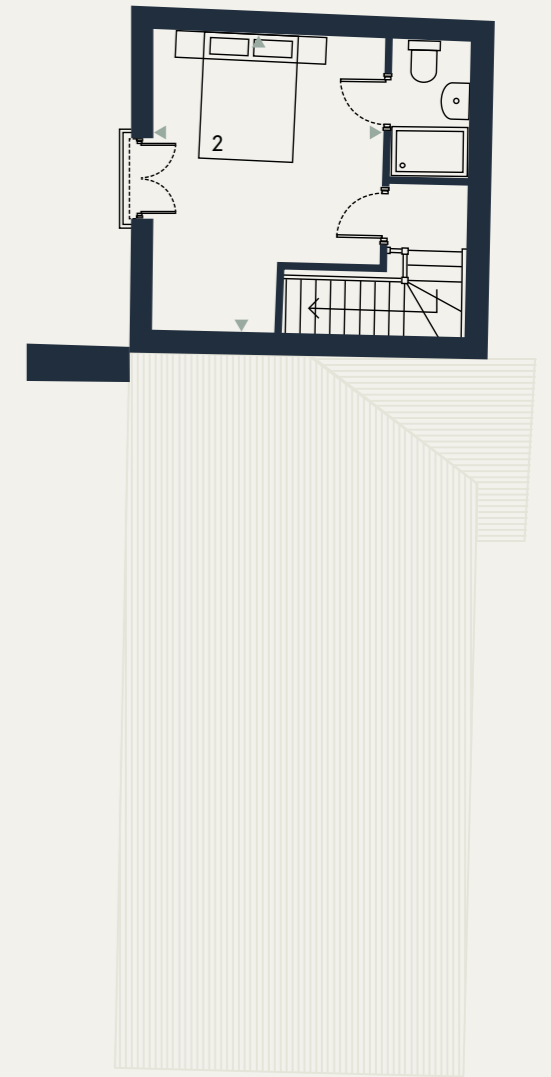
101 sqm / 1087 sqft
 2 Bedrooms
 2 Bathrooms
 1 WC



Lounge/Dining	6.1 x 4.8 m
Kitchen	3.4 x 2.1 m
Bedroom 1	3.6 x 3.4 m
Bedroom 2	4.7 x 3.6 m
<hr/>	
Total	101 sqm
	1087 sqft



Ground Floor



First Floor

The Stable, this cosy unique home has restored historic features with a contrasting modern specification. The exterior has been refurbished back to life and has original features still intact. The large open plan living area has vaulted ceilings with exposed timber beams with a reminder to the stables that this home once was.



THE WARREN

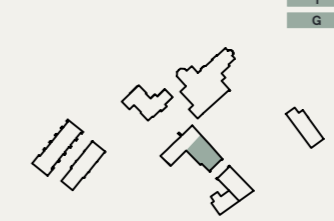


The Warren situated centrally within the historic grounds of The Chase. This home has spacious rooms spread across two floors. The charming original exterior contrasts the refurbished contemporary interior.

THE WARREN

130 sqm / 1399 sqft
 2 Bedrooms
 1 Bathrooms
 1 WC

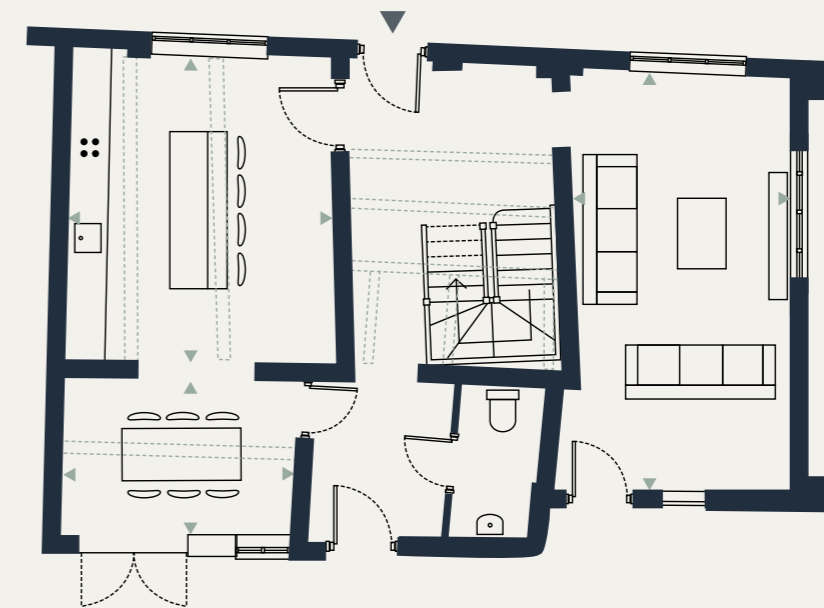
Ground & First Floors



Lounge	6.3 x 3.3 m
Kitchen	4.1 x 4.6 m
Dining	2.5 x 3.6 m
Bedroom 1	4.5 x 3.8 m
Bedroom 2	4.9 x 3.3 m
<hr/>	
Total	130 sqm
	1399 sqft



First Floor



Ground Floor



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

THE BARN

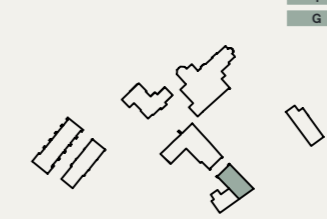


The Barn is nestled next to the beautifully exposed car port. The Barn is a cosy home, with the luxury of a large kitchen and dining room as well as a separate living room and utility room.

THE BARN

116 sqm / 1249 sqft
 2 Bedrooms
 1 Bathrooms
 1 WC

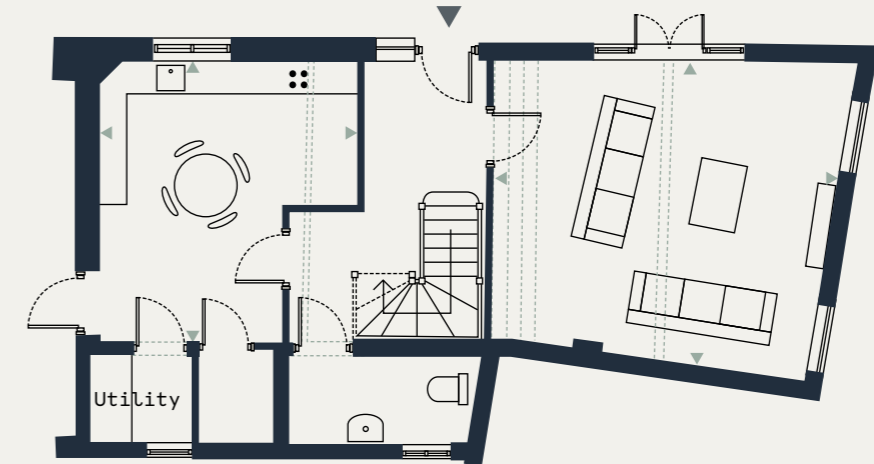
Ground & First Floors



Kitchen/Dining	4.1 x 4.4 m
Lounge	4.7 x 5.5 m
Bedroom 1	4.4 x 3.9 m
Bedroom 2	4.4 x 4.5 m
<hr/>	
Total	116 sqm
	1249 sqft



First Floor



Ground Floor



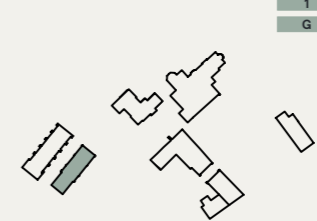
THE NEST



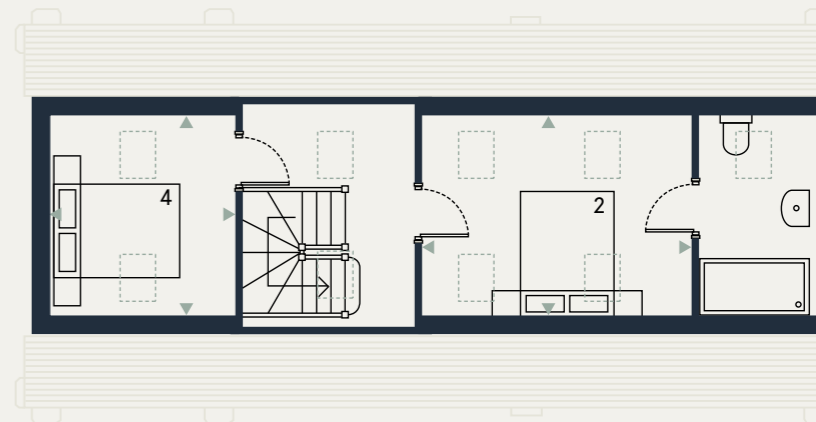
146 sqm / 1572 sqft
 4 Bedrooms
 2 Bathrooms
 2 WC

THE NEST

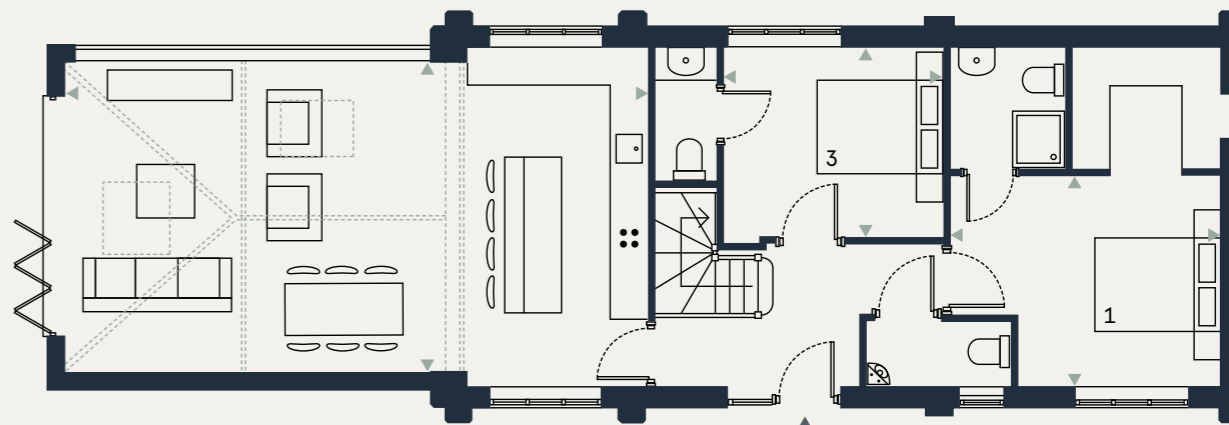
Ground & First Floors



Lounge/Dining/Kitchen	9.3 x 4.9 m
Bedroom 1	4.3 x 3.4 m
Bedroom 2	4.3 x 3.3 m
Bedroom 3	3.1 x 3.5 m
Bedroom 4	2.8 x 3.3 m
<hr/>	
Total	146 sqm
	1572 sqft



First Floor



Ground Floor

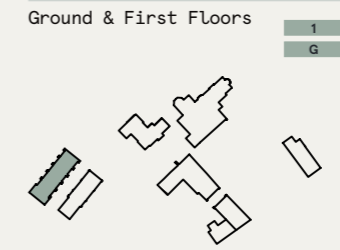
The Nest, originally used as a car port has been transformed into a beautiful bright home. This four bedroom home has the advantage on an open plan living space with exposed black metal trusses above.



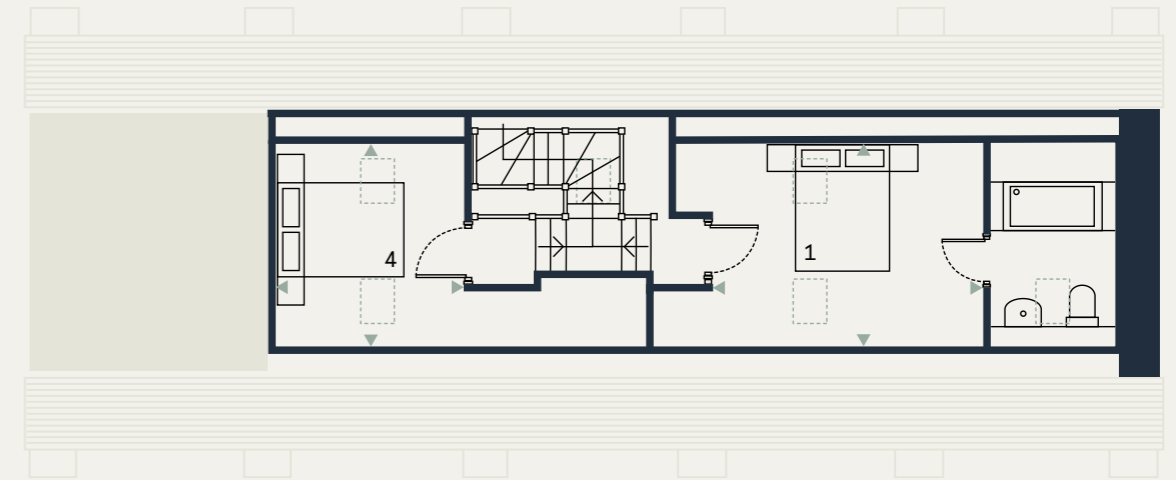
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

THE PADDOCK

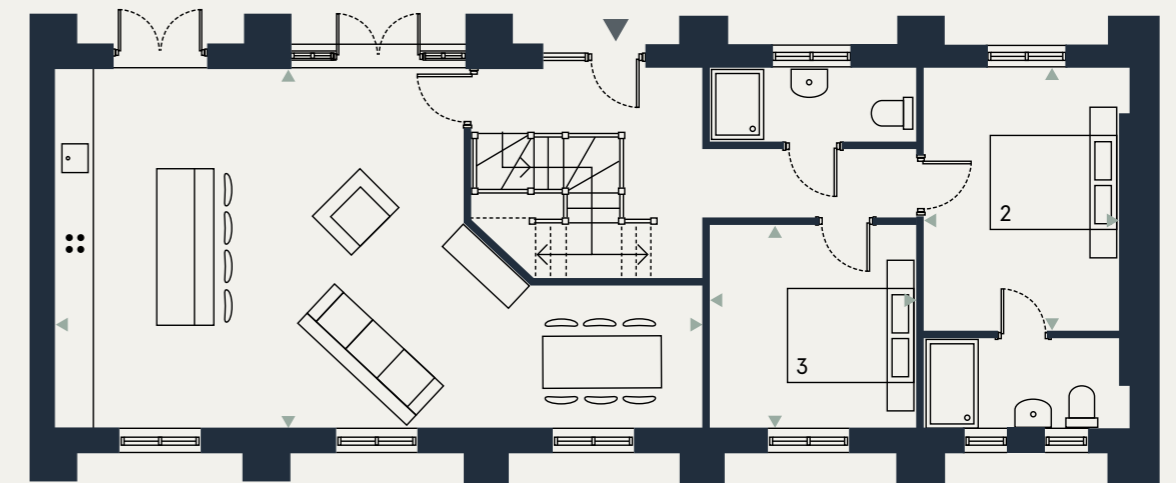
153 sqm / 1642 sqft
 4 Bedrooms
 3 Bathrooms



Lounge/Dining/Kitchen	10.4 x 5.7 m
Bedroom 1	4.3 x 3.1 m
Bedroom 2	3 x 4.2 m
Bedroom 3	3.2 x 3.2 m
Bedroom 4	3 x 3.2 m
<hr/>	
Total	153 sqm
	1642 sqft



First Floor



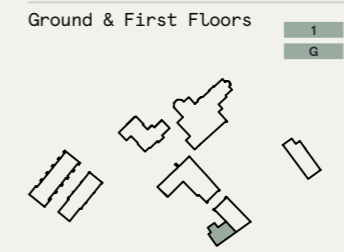
Ground Floor

The Paddock sits closest to the green belt and is fully encapsulated by greenery. The living space has two sets of large doors out onto the private garden for the sense of the indoor/outdoor living.



THE CHASE LODGE

106 sqm / 1141 sqft
 2 Bedrooms
 1 Bathrooms
 1 WC



Lounge	3.5 x 4.8 m
Kitchen	4.9 x 3.6 m
Dining	2.7 x 1.9 m
Bedroom 1	3.1 x 4.8 m
Bedroom 2	2.6 x 4.9 m
<hr/>	
Total	106 sqm
	1141 sqft



Ground Floor



First Floor

The Chase Lodge situated the closest to Smiths Lane with its own private entrance to the property, but has the luxury of still being set within the beautiful grounds of the historic site. The Chase Lodge benefits from a modern specification.



BUYING WITH US



IPE Developments | THE DEVELOPER

IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit: ipe-developments.com



Calm Homes | THE DEVELOPER

Calm Homes are a luxury home developer operating predominantly across the West Midlands.

A highly experienced team with a diverse background in all areas of property and construction.

Built off the back of this experience and working closely with it's award winning sister company, Bickford Building Services, it has quickly established itself, becoming renowned for high quality builds and homes that have a positive impact on the local area and communities.

The owners of Calm Homes are very selective on the types of projects they build, wanting to create sustainable homes that they themselves would be happy to call home. It is their meticulous attention to detail, along with high specification that sets their developments aside from the competition.

For more information on Calm Homes visit www.calmhomes.co.uk



Bickford Builders Solihull

Bickford Builders Solihull | THE BUILDERS

Bickford Building Services are an award

winning family business with strong family values & years of experience, which guarantees a high quality service from start to finish.

Renowned in the local area for the quality of finishes, BBS have received recognition for their superior service work, not only from their satisfied customers, but also from third party regulatory bodies.

BBS have been rewarded with the "Built in Quality Award" for their commitment to the delivery of quality in their work. This award was presented by LABC, the organisation representing local councils for Building Control, by Solihull Council.



Knight Frank | THE SALES AGENTS

Knight Frank have had agency offices in the West-Midlands & Warwickshire for nearly 40 years

and have been advising developers and selling new homes in the UK for over 30 years.

The Knight Frank new homes team specialise in a range of new build developments from small bespoke conversion schemes to larger urban extensions but regardless of the development our focus is to give, you, the buyer a first class customer experience. From reservation to completion our team are on hand to guide you through the process and answer and questions or queries you have.

Interested parties are encouraged to contact the Stratford-Upon-Avon office on 01789 269 853 or email stratfordnewhomes@knightfrank.com

