

# MANOR HOUSE FARM

Wishaw, Sutton Coldfield





# A FINE DEVELOPMENT OPPORTUNITY

With two dwellings to upgrade, two farm buildings with consent to convert to detached dwellings and planning permission for three further detached houses each of around 3450 sq ft in about 24 acres in a lovely mature rural location.

## Summary

**Manor House Farmhouse** – About 2,930 sq ft

**The Gatehouse (The Bungalow)** – About 2261 sq ft

**Former Farm Shop** – About 2,477 sq ft

**Barn** – with planning consent

**Former poultry building** – with planning permission

**In all about 24 acres**

**Distances:** Central Birmingham 10 miles, Sutton Coldfield 3 miles, Coventry 11 miles, Solihull 14 miles  
M42 Junction 2.5 miles, M6 Toll junction 2 miles, Birmingham International Airport/NEC 10 miles  
(All distances are approximate)



**Manor House Farmhouse:** Currently registered as a Care Home | Hall  
Cloakroom | Study | Drawing room | Dining Hall | Kitchen/breakfast room | Utility  
room | Lower ground floor with cinema room, games room, bathroom and wine  
store | First floor gallery landing | Four bedrooms | Three bathrooms, two en suite  
Attractive gardens and block paved parking.

**The Gatehouse (The Bungalow):** Entrance Hall | Kitchen/dining room | Sitting  
room | Conservatory | Utility room | Pantry | Bedroom three and shower room  
Large first floor landing with principal bedroom with walk-in clothes closet and  
en suite bathroom | Bedroom two with en suite shower room | Attractive Garden.

**Former Farm Shop:** Partly converted to a detached dwelling with consent  
from Birmingham City Council ref 2024/03342/PA for change of use  
to residential and alterations to elevations dated 12 November 2024 to  
provide Entrance hall | 27-foot x 26.5-foot kitchen/dining/family room  
Study | Cloakroom | Utility room | Boot room | Bedroom three with en suite  
Large first floor landing with two further bedrooms, bathroom and en suite  
shower room | Storeroom.

**Barn:** With planning consent from Birmingham City Council ref 2024/  
03261/PA dated 12 November 2024 for change of use from a storage building  
to residential and alterations to elevations to provide about 3833 sq ft on three  
floors to provide ground floor, entrance hall, cloakroom, study, family/cinema  
room, boot room/utility room, ground floor bedroom with en suite shower room  
Integral double garage | First floor landing with sitting/dining room with kitchen  
area off and pantry | Cloakroom | Principal bedroom with en suite bathroom  
Second floor landing with two further double bedrooms with en suite shower  
rooms and stores.

**Former poultry building:** With planning permission by Birmingham City  
Council ref 2023/02105/PA dated 8th February 2024 to demolish the existing  
buildings and erect three detached dwellings with associated garages, parking  
and landscaping to replace with three detached houses of about 3457 sq ft and  
each to comprise ground floor entrance hall, cloakroom, study, snug, sitting  
room/playroom, 4' 3" long kitchen/family/dining room, utility room, boot room  
Attached double garage | First floor gallery landing | Five en suite bedrooms, two  
with dressing room areas.



## SITUATION

Wishaw is a small village in north-west Warwickshire, and the home of The Belfry Hotel and Golf Course and spa, which has hosted the Ryder Cup on four occasions. The village has The Cock Inn public house, Wishaw golf club and St Chads parish church. Wishaw is well placed for access to regional centres and the motorway network.

The highly regarded town of Sutton Coldfield, about 3 miles away, provides an excellent choice of shops, restaurants and schooling, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

There are several train stations close by, including Butlers Lane and Four Oaks providing access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 15 minutes, and to New Street Station in Birmingham.

Sutton Park offers great scope for walking, golf and a variety of outdoor pursuits.



# MANOR HOUSE FARMHOUSE

Manor House Farmhouse was built in 1997, in recent years the house has been used as a care home in a lovely setting. The property will benefit from internal refurbishment to create a lovely family home in a large private garden.

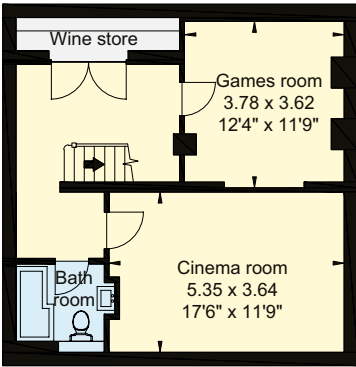




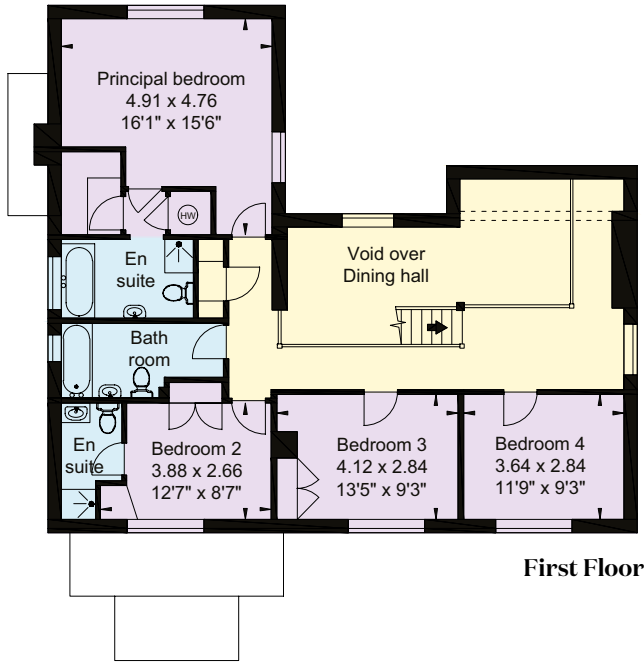
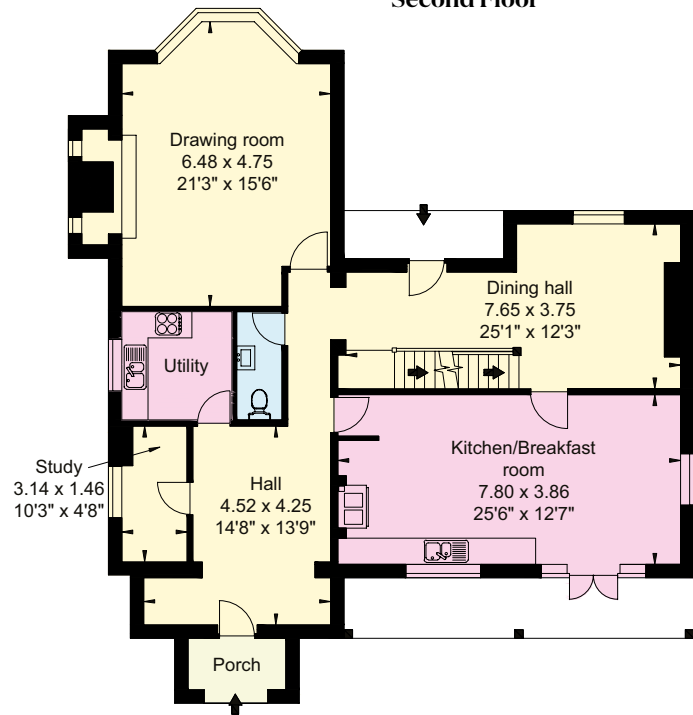
MANOR HOUSE FARMHOUSE

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Denotes restricted  
head height

Not shown in  
actual location /  
orientation



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
Manor House: 272 sq m (2,930 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







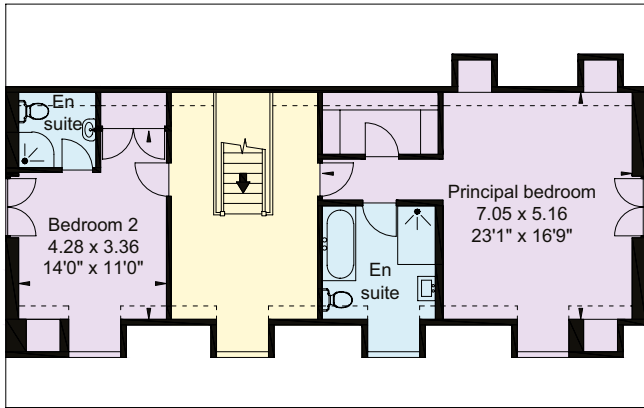
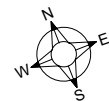
## THE GATEHOUSE

The Gatehouse is a detached chalet bungalow, currently occupied by the vendors, with three generous bedrooms, one on the ground floor, with a large kitchen/dining room with a sitting room off and a south-facing conservatory.

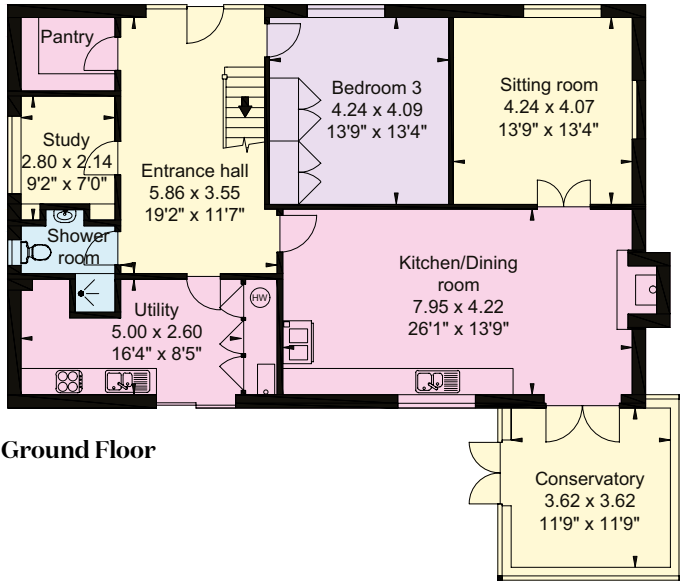




THE GATEHOUSE



First Floor



Ground Floor

Approximate Gross Internal Area  
The Bungalow: 210 sq m (2,261 sq ft)

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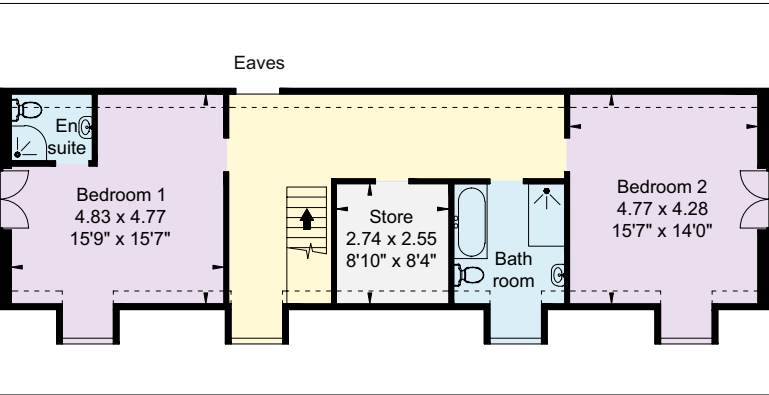
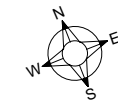


THE FARM BUILDINGS

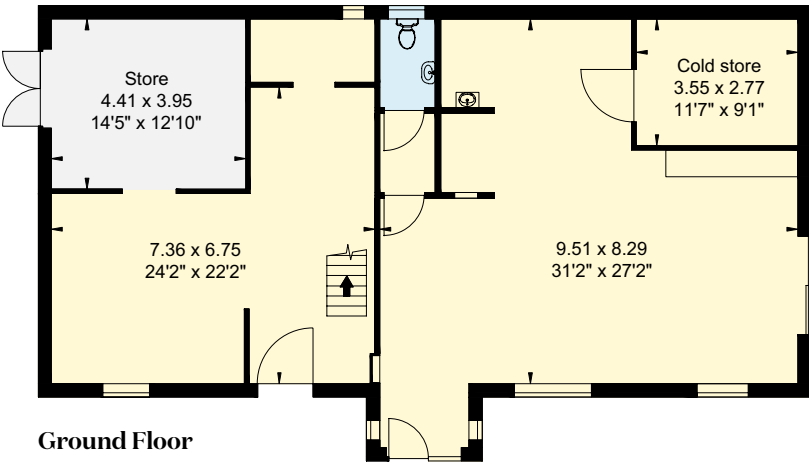
The farm buildings have consent to convert or replace to provide five substantial detached family houses, with attractive gardens.



FORMER FARM SHOP



First Floor

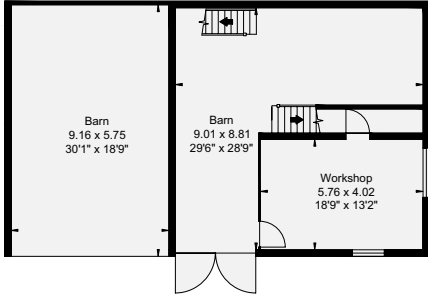


Ground Floor

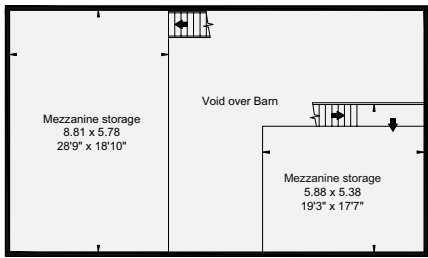
Approximate Gross Internal Area  
Former Farm Shop: 230 sq m (2,477 sq ft)

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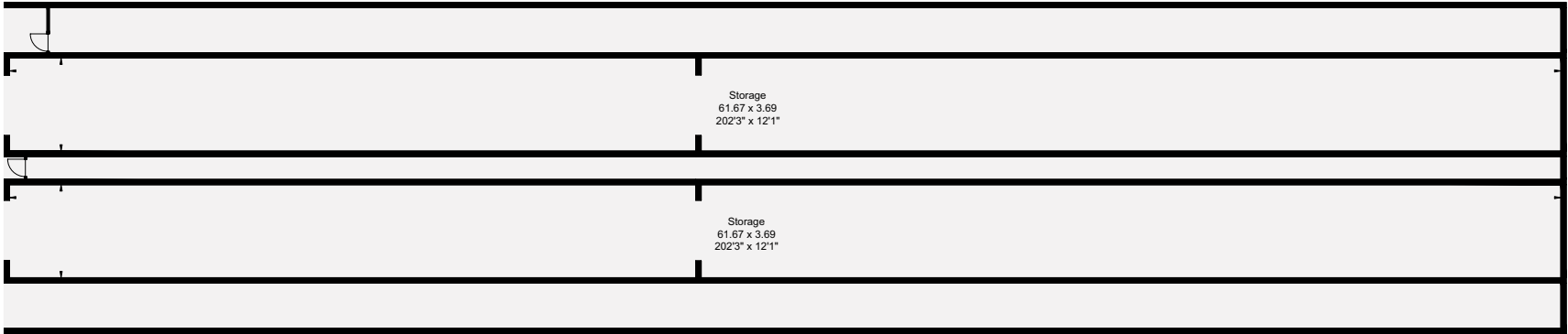


Barn Ground Floor

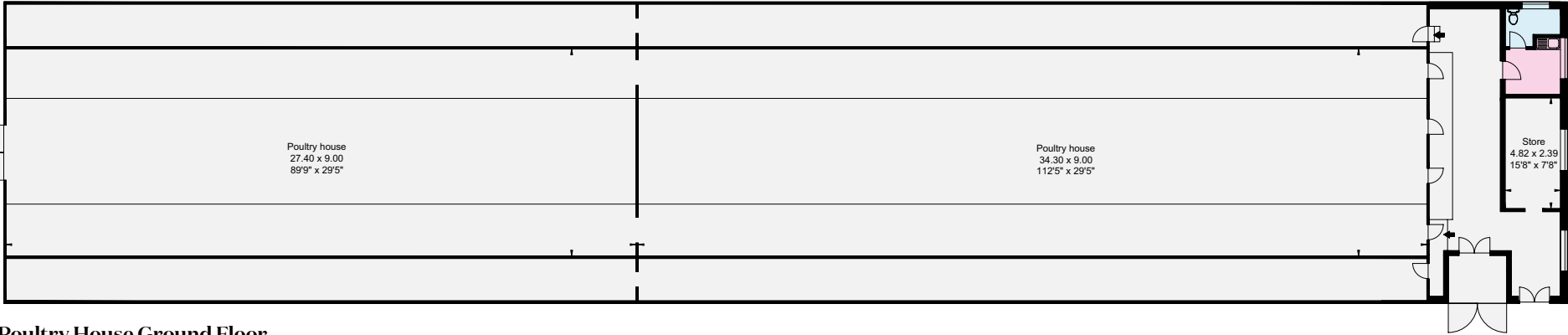


Barn First Floor

Not shown in  
actual location /  
orientation



Poultry House First Floor



Poultry House Ground Floor

Approximate Gross Internal Area  
Poultry House: 1,659 sq m (17,858 sq ft)  
Outbuilding: 215 sq m (2,315 sq ft)

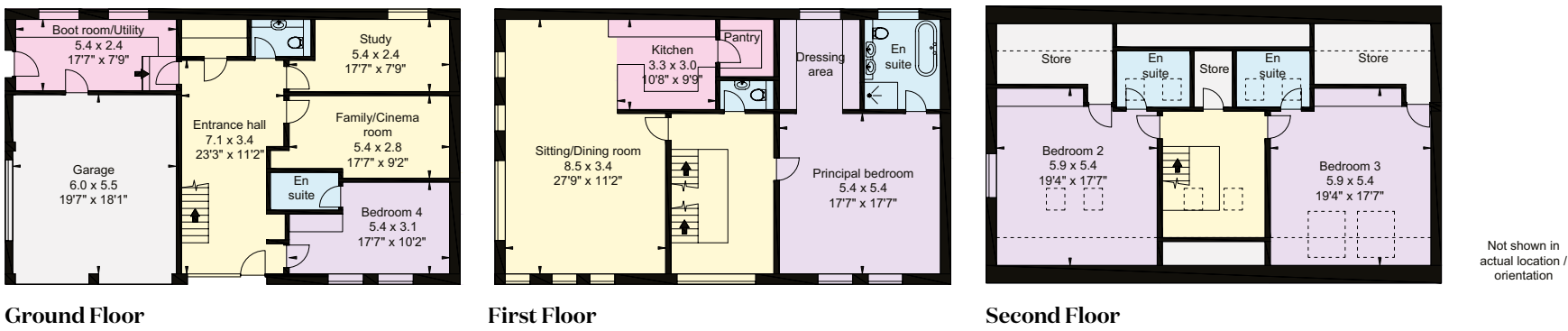
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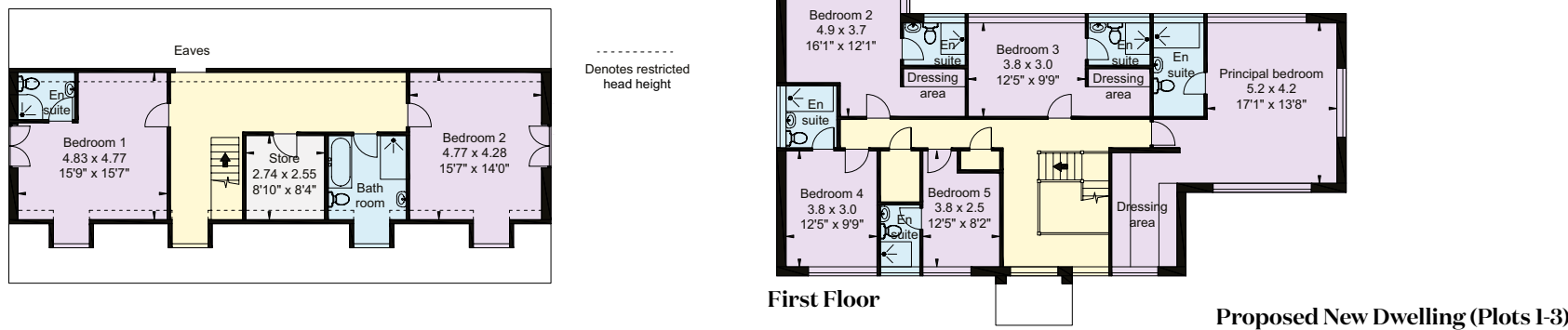


PROPOSED FLOOR PLANS

Proposed Conversion One

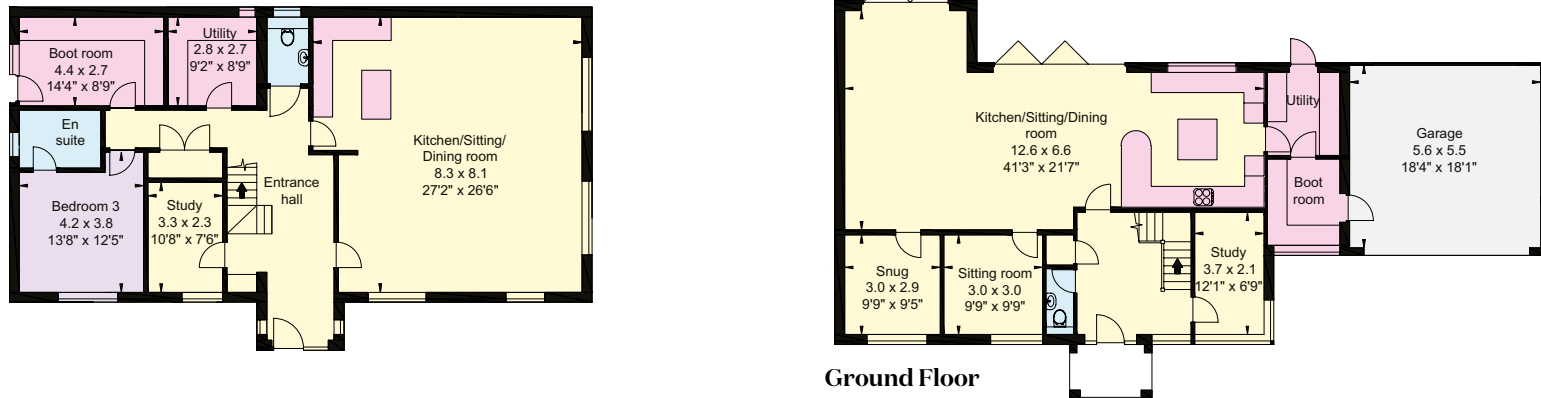


Proposed Conversion Two



Former Farm Shop  
First Floor

Former Farm Shop  
Ground Floor



Approximate Gross Internal Area  
Conversion One: 356 sq m (3,833 sq ft)  
Conversion Two: 230 sq m (2,477 sq ft)  
New Dwelling Plots 1-3: 321 sq m (3,457 sq ft) Each Plot

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GARDENS AND GROUNDS

Accessed off a private drive which will serve the seven dwellings, the site is situated in attractive farmland and paddocks in a ring fence with mature trees and fruit trees.

The land can provide opportunities for buyer with ponies or equestrian interests, wanting to live in a peaceful setting, yet readily accessible to motorways and the West Midlands centres of employment.

There are no public rights of way or footpaths across the land.

PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity are connected. Private drainage system to both properties. Telephone and broadband. Oil fired central heating for Manor House Farmhouse and The Gatehouse.

**Local Authority:** Birmingham City Council.

**Council Tax:** Manor House Farmhouse – Band A

**EPC Ratings:** Manor House Farmhouse – A  
The Gatehouse (The Bungalow) – D

**Directions (B76 9QW):** Manor House Farm is on Bulls Lane, From the Cock Inn at Wishaw, proceed along Bulls Lane and the entrance to the property will be found on the left hand side identified by the Knight Frank sale board.

**What3words:** ///bravo.note.spins

**Viewing:** By prior appointment only through the agents.







**Data Room:** Further information is available in a dedicated data room. Please email [james.way@knightfrank.com](mailto:james.way@knightfrank.com) to request access.

Unconditional offers sought. As a minimum, prospective purchasers are requested to provide the following with their offer

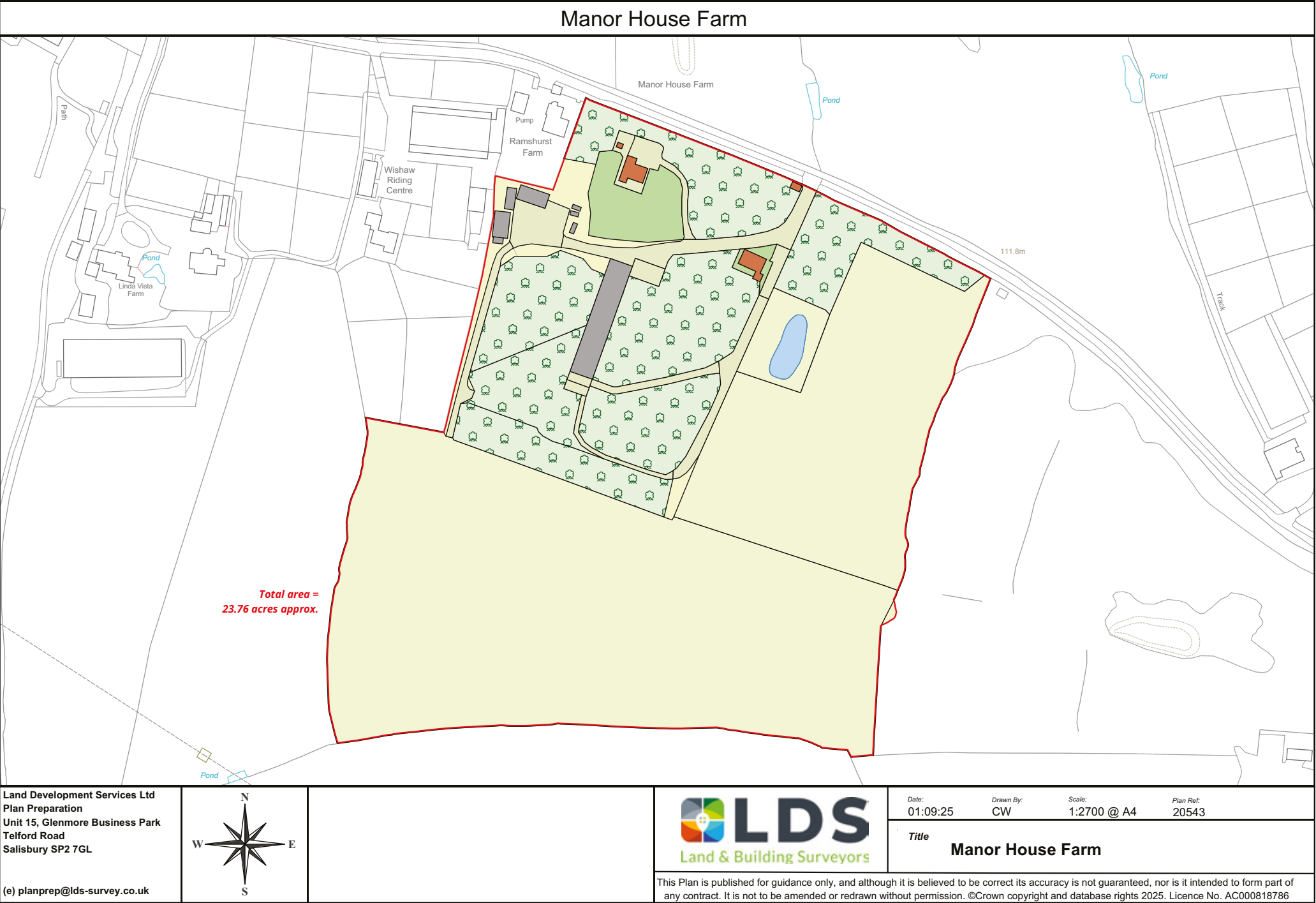
Purchase price

Timescales

Funding arrangements

Any survey reports required prior to exchange

Undertaking to cover the vendors reasonable legal costs.





I would be delighted  
to tell you more.

**James Way**

01789 297735

james.way@knightfrank.com

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

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Date: 14 January 2026  
Our reference: STR012436591

## Manor House Farm, Bulls Lane, Wishaw, Sutton Coldfield, B76 9QW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,850,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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V4.3 Sep 24