CHURCH FARM THE GRAVEL
WISHAW
SUTTON COLDFIELD
B76 9QB

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exceptional opportunity to acquire a characterful period farmhouse set within approximately 4.331 acres of gardens, grounds and pasture, together with an extensive range of traditional barns, stables and outbuildings extending to over 15,500 sq ft in total.

Occupying a delightful rural setting in the sought-after village of Wishaw, Church Farm offers a semi detached farmhouse with three reception rooms, six bedrooms, a basement, and an outstanding collection of agricultural buildings presenting significant scope for alternative use, lifestyle living or redevelopment, subject to the necessary planning permissions.

A truly rare offering combining period charm, extensive accommodation and exceptional future potential.

EPC Rating: E
Approximate Gross Internal Area
Farmhouse: Approximately 2,900 sq ft (269 sq m)
Barns, Stables & Outbuildings: Approximately 12,600 sq ft (1,172 sq m)
Total: Approximately 15,504 sq ft (1,440.91 sq m)
In all approximately 4.331 acres (1.753 hectares)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







SITUATION

Church Farm enjoys an idyllic rural setting on the edge of the highly sought-after village of Wishaw, surrounded by open Warwickshire countryside whilst remaining exceptionally well connected to the Midlands motorway network. The property combines the peace and privacy of country living with excellent accessibility to nearby towns, cities and leisure amenities.

Just five minutes away is The Belfry Hotel & Resort, internationally renowned for hosting the Ryder Cup and offering three championship golf courses, luxury spa facilities, health club, restaurants and bars, making it one of the country's premier leisure destinations.

Everyday amenities can be found in nearby Sutton Coldfield, which offers an extensive range of independent shops, restaurants and cafés, together with the Gracechurch Shopping Centre. Sutton Park, one of Europe's largest urban parks, provides over 2,400 acres of natural beauty with extensive walking, cycling, riding and golf facilities.

The area is particularly well served by highly regarded schooling in both the state and independent sectors, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Landau Forte Academy, Polesworth School and Two Rivers High School.

For commuters, the property enjoys excellent transport links with the A38, M42, M6 and M6 Toll all within easy reach, providing convenient access to Birmingham, Lichfield, Solihull and the wider Midlands. Birmingham International Airport, the NEC and Birmingham International railway station are all readily accessible, placing national and international travel within comfortable reach.

DESCRIPTION

An Exceptional Country Estate with Outstanding Redevelopment Potential.

Occupying a magnificent rural setting in the highly sought-after village of Wishaw, Church Farm presents one of the region's most exciting opportunities to acquire a traditional farmhouse together with an extensive collection of period agricultural buildings, stabling and land offering exceptional future potential.

Extending to approximately 4.331 acres (to be confirmed), the property comprises a charming period farmhouse, an impressive range of traditional brick-built barns and agricultural buildings arranged around a generous central courtyard, mature gardens, pastureland and stabling. Rarely do properties combining such an attractive rural setting with such extensive development potential become available on the open market.

Whether the ambition is to create an exceptional country residence, establish a first-class equestrian property, develop a collection of luxury barn conversions, or simply enjoy an idyllic rural lifestyle, Church Farm provides an outstanding canvas from which to create something special, (subject to obtaining the necessary planning permissions).

The semi detached farmhouse is rich in character and enjoys an abundance of original features synonymous with its age, including exposed ceiling beams, inglenook fireplaces, traditional joinery and charming countryside views from many of the principal rooms. Whilst now requiring sympathetic modernisation, it offers generous family accommodation extending over four floors and provides an exciting opportunity to restore and enhance a beautiful period home.

A covered entrance porch leads into a snug centred around a feature fireplace, with an inner hall providing access to the principal staircase. The drawing room enjoys delightful views across the surrounding farmland and features exposed beams, built-in display shelving and a further character fireplace.

The dining room features an inglenook fireplace, exposed timbers and a traditional bar area whilst enjoying attractive views across the surrounding countryside. Beyond lies the farmhouse kitchen featuring a traditional Rayburn Aga, together with a pantry, utility room and ground floor shower room. A staircase also descends to the lower ground floor, providing useful ancillary accommodation with further potential.

The first floor offers four generously proportioned bedrooms, including a principal bedroom complete with feature fireplace, the bedrooms enjoy far-reaching views across the surrounding open farmland to both the front and rear. A well-appointed family bathroom incorporates both a bath and separate shower, whilst a further staircase rises to the second floor where two additional bedrooms offer excellent scope for refurbishment and reconfiguration to suit modern family requirements.

Externally, Church Farm is every bit as impressive. Mature gardens surround the farmhouse, whilst beyond lies an attractive paddock and extensive courtyard enclosed by a remarkable collection of traditional agricultural buildings.

Constructed predominantly in traditional brick beneath pitched roofs, the barns possess enormous architectural character and offer exceptional flexibility for future use. Their scale and arrangement create genuine opportunities for sympathetic residential conversion, holiday accommodation, home offices, workshops, leisure facilities or ancillary accommodation, all subject to obtaining the necessary planning permissions.

The combination of an established farmhouse together with such an extensive range of traditional buildings is becoming increasingly rare.

The adjoining pastureland further enhances the property's appeal, making it ideally suited to equestrian purchasers, smallholding interests or those simply wishing to enjoy the privacy and lifestyle afforded by a substantial rural holding.

DISTANCES

Sutton Coldfield – 5 miles
Lichfield – 12 miles
Birmingham City Centre – 13 miles
Solihull – 14 miles
The Belfry Hotel & Resort – 1.5 miles (approximately 5 minutes)
M42 (J9) – 2.5 miles
M6 Toll (T3) – 3.5 miles
M6 (J6) – 6 miles
Birmingham International Airport / NEC – 10 miles

DIRECTIONS

Directions from Aston Knowles:
From Aston Knowles' office, head north-west on High Street and continue onto Coleshill Street (A5127). At the roundabout, take the third exit onto the A453 Tamworth Road and continue for approximately 3.5 miles. At the Belfry Island roundabout, take the exit onto Wishaw Lane before turning right onto The Gravel. Continue along the country lane and Church Farm can be found after a short distance on the right-hand side.

TERMS

- Tenure: Freehold
- Council Authority: North Warwickshire
- Council tax band: E
- Average area Broadband speed: 150Mbps. Full Fibre also available

SERVICES

Mains water and electricity are connected. Heating is oil fired and drainage is via a septic tank.

FIXTURES & FITTINGS

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

VIEWINGS

All viewings of Church Farm are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

DISCLAIMER

Every care has been taken in the preparation of these particulars, but accuracy cannot be guaranteed. If there is any point of particular importance to you, we recommend seeking independent verification. These particulars do not form part of any contract. All measurements are approximate. Images are provided for illustrative purposes only and do not imply inclusion of any









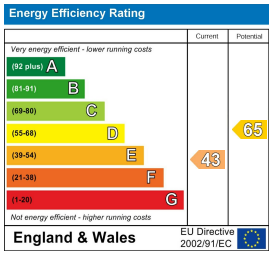
fixtures or fittings within the sale.

Photographs taken: May 2026
Particulars prepared: August 2026

AML Regulations

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

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