

3 FORGE LANE
LITTLE ASTON
B74 3BE


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exceptional semi-rural opportunity in sought-after Little Aston, combining a substantial detached family home, established commercial premises and almost two acres of mature gardens and meadowland.

Set along prestigious Forge Lane, Cherry Nook has remained within the same family for generations and offers a rare blend of lifestyle, investment and future potential. The accommodation includes a welcoming reception hall, drawing room, sitting room, study, kitchen/breakfast room, utility, four bedrooms, family bathroom and useful loft room.

Two commercial premises, The Forge and Forge Garage, are currently let to established tenants under commercial leases, providing an immediate income stream.

Outside, the property is approached via an extensive carriage-style driveway and enjoys beautifully established grounds with formal gardens, sweeping lawns, meadowland, mature hedgerows and an ornamental pond.

A truly unique holding with significant versatility and longer-term development potential, subject to the necessary consents.

Cherry Nook comprises four complementary elements:

- Cherry Nook – a detached family residence offering spacious and versatile accommodation.
- The Forge – a charming period commercial building occupied by an established tenant.
- Forge Garage – a separate commercial premises providing additional rental income.
- Approximately 1.95 acres of beautifully maintained gardens, paddock and meadowland extending behind the property.

EPC Rating: D

Approximate total floor area 6,685 sq. Ft or 621 Sq. Meters including house and outbuildings

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

The property is in a sought-after residential location within the village of Little Aston, close to the local church, Junior school and Recreation ground.

In nearby Sutton Coldfield town centre there are a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Mere Green, also nearby, offers an M&S and Sainsbury's supermarket together with an array of restaurants and coffee shops in Mulberry Walk. Sutton Park is only a short distance away and the park is a designated Site of Special Scientific Interest, offers huge scope for walking, golf, and a variety of other outdoor pursuits.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highdare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Because the property enjoys a highly desirable position in Little Aston, renowned for its leafy surroundings, nearby golf courses and convenient access to Sutton Coldfield, Lichfield, Birmingham and the wider motorway network; this makes Cherry Nook an outstanding lifestyle opportunity in one of the region's most sought-after locations.

Description of Property

Cherry Nook

Set well back from Forge Lane behind mature boundaries and approached via an extensive carriage driveway, Cherry Nook enjoys an enviable degree of privacy within one of Little Aston's most sought-after settings.

The house has been lovingly maintained over many years and offers generous family accommodation including its extensive range of outbuildings and workshops.

Internally, the accommodation has been designed for practical family living, centred around welcoming reception rooms overlooking the gardens together with a spacious kitchen, study and utility accommodation. The first floor provides four bedrooms, including a generous principal bedroom, family bathroom and useful loft room.

Whilst beautifully cared for throughout, purchasers may also wish to update and personalise the accommodation to create a truly exceptional long-term family home.

Workshops, Garaging & Ancillary Buildings

An extensive range of workshops, detached garages, stores and traditional outbuildings provide exceptional flexibility for a wide variety of uses including secure vehicle storage, workshops, studios, home business accommodation, equestrian facilities or hobby space, subject where necessary to the appropriate permissions. Such a comprehensive collection of buildings is increasingly difficult to find within a residential setting and significantly enhances the versatility at Cherry Nook

Established Commercial Investment

The estate benefits from two separate commercial buildings known as The Forge and Forge Garage.

Both are occupied by established tenants, providing an immediate income stream whilst offering purchasers the flexibility to continue the investment, review future leasing arrangements or explore longer-term redevelopment opportunities, subject to obtaining the necessary planning consents.

The commercial element provides an attractive diversification rarely associated with a private residence and will appeal equally to owner occupiers, investors and developers.

Grounds

The gardens and grounds are every bit as impressive as the buildings themselves.

Beautifully established over many years, the formal gardens flow effortlessly into expansive lawns, mature trees, ornamental planting and open meadowland, creating an outstanding parkland

setting extending to almost two acres.

An attractive ornamental pond provides a tranquil focal point within the grounds, whilst mature woodland boundaries and established hedgerows create exceptional privacy.

Development Potential

One of the estate's most compelling attributes is its future potential.

Professional planning advice has identified opportunities to explore sensitive residential development across parts of the holding, subject to obtaining the necessary planning permissions.

The existing commercial buildings occupy previously developed land and may present future opportunities for redevelopment or conversion, whilst the wider estate occupies a highly desirable location where evolving national planning policy relating to Green/Grey Belt, previously developed land and limited infill may create further opportunities over time. The property therefore represents not only an exceptional lifestyle purchase but also an exciting strategic acquisition capable of adapting to future requirements.

Prospective purchasers should satisfy themselves through their own planning investigations.

Development Potential

One of the estate's most compelling attributes is its future potential. Professional planning advice has identified opportunities to explore sensitive residential development across parts of the holding, subject to obtaining the necessary planning permissions. The existing commercial buildings occupy previously developed land and may present future opportunities for redevelopment or conversion, whilst the wider estate occupies a highly desirable location where evolving national planning policy relating to Green/Grey Belt, previously developed land and limited infill may create further opportunities over time. The property therefore represents not only an exceptional lifestyle purchase but also an exciting strategic acquisition capable of adapting to future requirements. Prospective purchasers should satisfy themselves through their own planning investigations.

Distances

Sutton Coldfield town centre 3.5 miles

Birmingham 10 miles

Lichfield 6.8 miles

Birmingham International/NEC 17.7 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Directions from Aston Knowles

From the agents High Street office, head towards Four Oaks. At the roundabout, take the second exit. Continue forward on to Four Oaks Road, then onto Walsall Road (A454), Forge Lane is found on the right opposite Roman Road.

Terms

Tenure: Freehold

Local Authority: Lichfield Council

Tax Band: F

Average area broadband speed: 150 Mbps. Full Fibre also available.

Services

We understand that mains water, drainage, electricity, and gas are connected.

Fixtures and 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 are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.





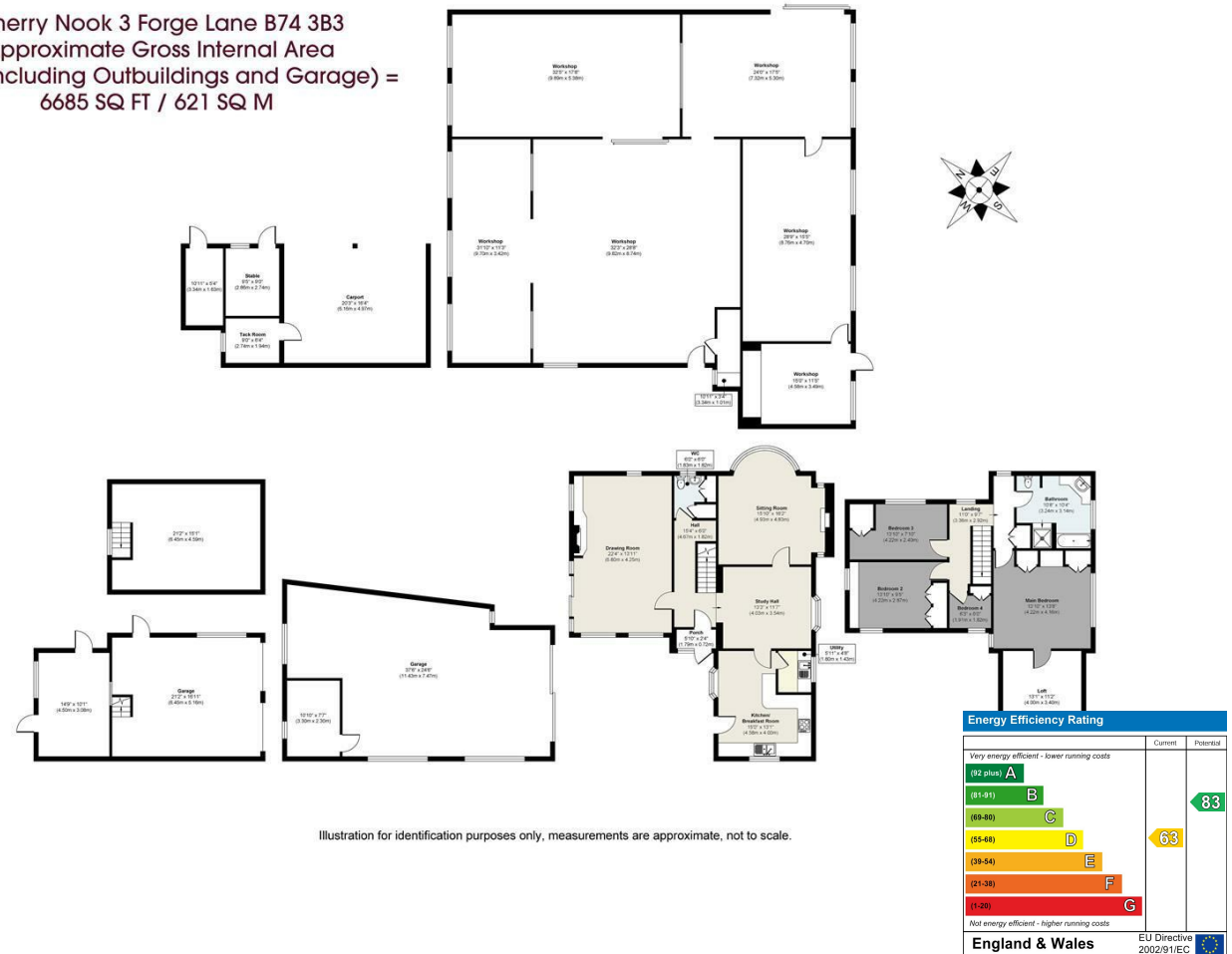
Cherry Nook 3 Forge Lane B74 3B3
Approximate Gross Internal Area
Total (including Outbuildings and Garage) =
6685 SQ FT / 621 SQ M

These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

- Photographs taken: July 2026
- Particulars prepared: August 2026

Buyer Identity Verification Fee

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.



Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com