

for sale

guide price **£75,000**



Adj Station Road Cradley Heath B64 6PL

Highlighted with a blue surround adjacent to the car park for the apartments, this single plot on Station Road was part of a larger planning permission for apartments and houses to the rear which have now been completed. The site has approval - Sandwell Council DC/17/60359 for a four bedroom detached house with parking. The plot is well place and only a very short walk away from Old Hill train station giving easy access to Birmingham for those who would commute regularly and M5, junction 2 is 2 miles away by car. Offered for sale by Modern Method Of Auction

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

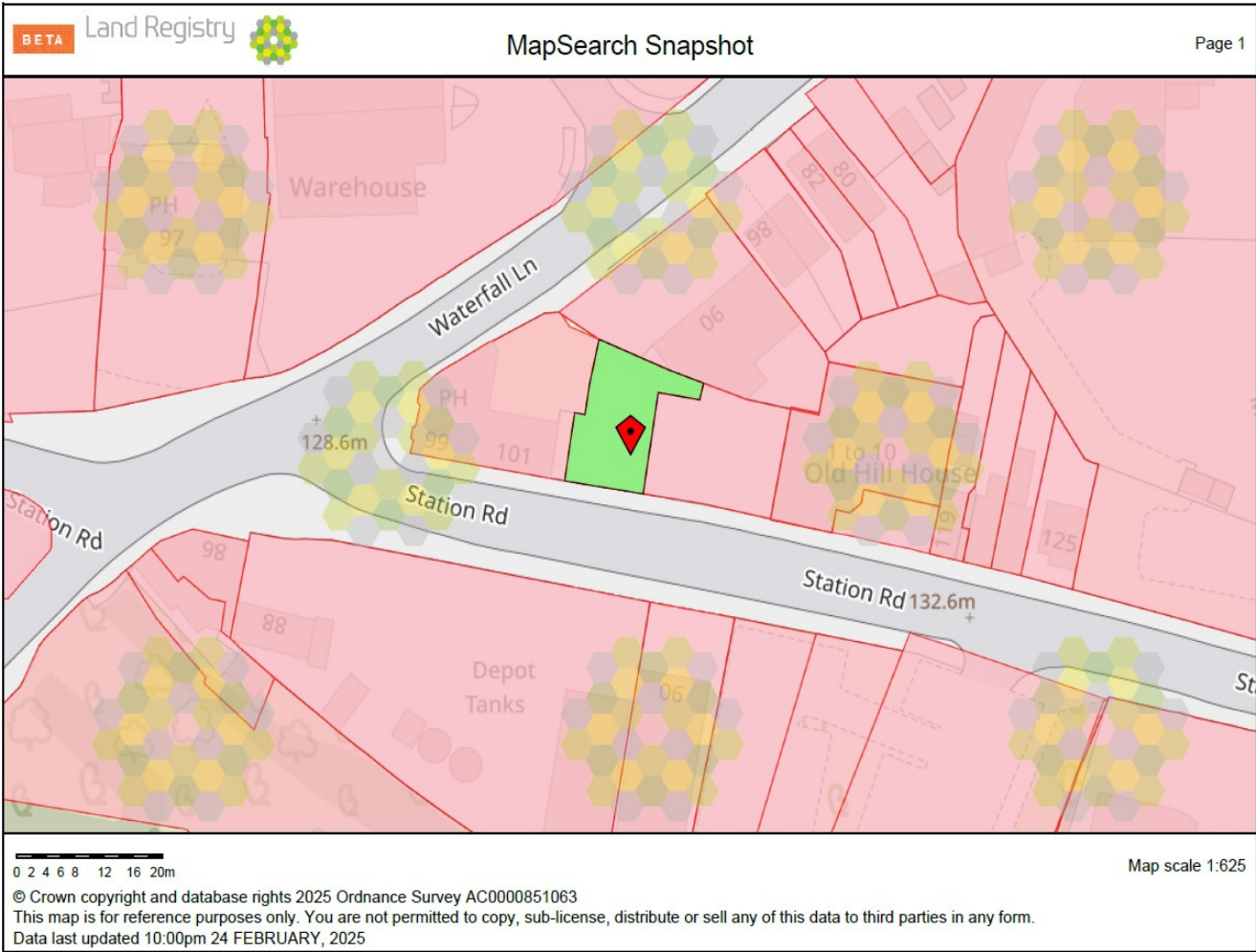
Disclaimer

Planning Application: Sandwell Council DC/17/60359 The aforementioned details are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness.

Covenants & CIL payment to be confirmed

Commencement Of Work

The vendor has advised us that as this plot was part of the larger planning permission, the council have advised him the planning for this plot will still stand as the rest of the development has been completed. You should make your own enquiries with Sandwell council and your solicitors to verify this is correct.



To view this property please contact Connells on

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10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW315728 - 0003

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: A

[view this property online connells.co.uk/Property/HSW315728](https://www.connells.co.uk/Property/HSW315728)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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