



**EARLES**  
TRUSTED SINCE 1935



## 0.88 Acres Packhorse Lane, Birmingham B47 5DQ

This 0.88 Acre site will be offered by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 21st May 2024 at The View, Hill Farm Marina, Stratford Road, Wootton Waven, Warwickshire, B95 6DE.



**By Auction £50,000**

## Introduction

This useful piece of amenity land has good road frontage onto Packhorse Lane, surrounded by residential properties. It is mainly level and clearly defined by post and rail. There are numerous species of trees and the area has been well maintained.

It is well located for access to Birmingham as well as Solihull town centre and all motorway links.

## General Information

### Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services.

### Authorities

Bromsgrove District Council ([www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk))

Worcestershire County Council ([www.worcestershire.gov.uk](http://www.worcestershire.gov.uk))

Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))

Western Power Distribution ([www.westernpower.co.uk](http://www.westernpower.co.uk))

### Tenure and Possession

This property is Freehold and vacant possession will be given upon completion, which is scheduled for 18th June 2024 (or earlier by mutual agreement).

### Fees

On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £800 (plus VAT) to the auctioneers, in the room, on the night.

### Rights of Way and Easements

This property is subject to all rights of way and easements that may exist.

### Boundaries and Timber

All growing timber (where owned) is included in the sale.

### Sporting and Mineral Rights

Sporting and mineral rights (where owned) are included in the sale of the Freehold.

### Plans

Plans are shown for identification purposes only.

### Viewing

Viewing is strictly by prior appointment with the auctioneers (Earles). Please call the office (01564 794 343/01789 330 915) to arrange a viewing.

### Directions

What3words: horns//mental//banks

### Vendor's Solicitors

A full auction pack is available from the vendor's solicitors and their details are as follows:

Wallace Robinson & Morgan

4 Drury Lane

Solihull

B91 3BD

Tel. No. 0121 705 7571

Acting – Mr Gary Sawyer

Email - [GarySawyer@wallacerobinson.co.uk](mailto:GarySawyer@wallacerobinson.co.uk)

## Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

## Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

## Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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