

G HERBERT BANKS

EST. 1898

AMENITY WOODLAND EXTENDING TO 1.39 ACRES (0.56 HECTARES)

**OFF HAWNE LANE, HALESOWEN
DUDLEY B63 3PD**



1.39 Acres (0.56 Hectares) of Mixed Amenity Woodland

FOR SALE BY INFORMAL TENDER

Guide Price: £35,000

OFFERS INVITED BY MIDDAY ON WEDNESDAY 19th of JUNE 2024

Viewing: By appointment with the selling agents – 01299 891909



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



**AMENITY WOODLAND EXTENDING TO 1.39 ACRES (0.56 HECTARES)
MIXED AMENITY WOODLAND OFF HAWNE LANE, HALESOWEN
DUDLEY B63 3PD**

Approximate Distances (miles): Halesowen 1 ½ * Brierley Hill 3 ½ * Hagley 4 ½ * Birmingham 9 ½

SITUATION AND DIRECTIONS

The land is situated off Hawne Lane to the north of Halesowen.

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands.

Site and location plans are incorporated within these sales particulars.

DESCRIPTION

G Herbert Banks is pleased to be able to offer to the market this well-located parcel of land just outside of Halesowen. The land extends to 1.39 acres (as shown edged red on the site plan within these sales particulars).

SERVICES

There are no services currently connected to the land.

TENURE & POSSESSION

The land is Freehold and vacant possession will be given on completion.

LOCAL AUTHORITY

Dudley Metropolitan Borough Council:
Telephone 0300 555 2345

VIEWINGS

At any reasonable time of the day with a copy of the sales particulars in hand, after first registering interest with the selling agent.



RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The land is accessed from the public highway.

A Public Footpath borders the eastern and southern boundaries. The selling agent is not aware of any further private or public rights of way or easements affecting the property.

The property is sold subject to and with the benefits of rights, including rights of way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities

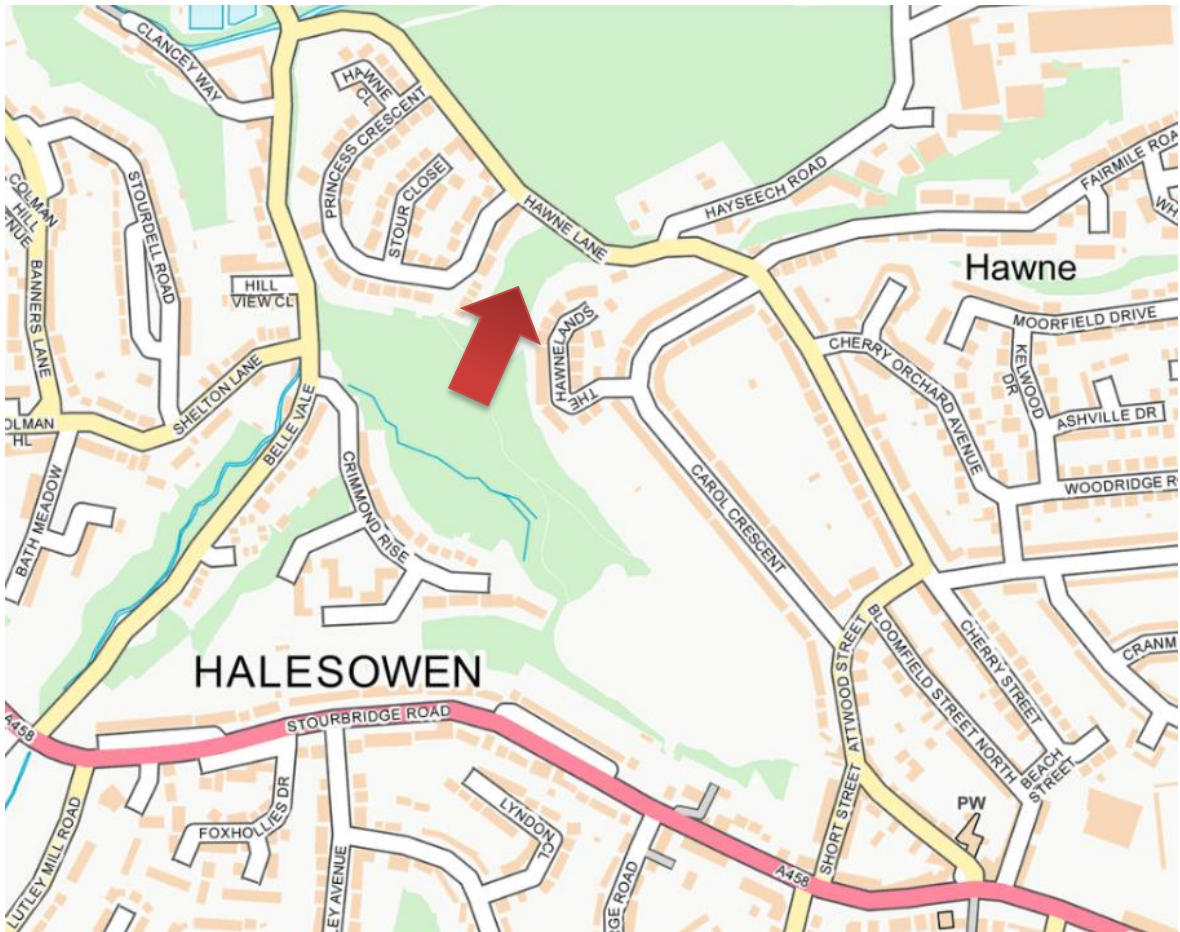
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. Therefore, if your offer is successful, subject to contract, we will require formal identification from all purchasing parties as well as proof of funds before proceeding, this can take the form of using photographic identification and a utility bill for your current address in accordance with this Act. Without identification, a sale cannot proceed.

AGENT'S NOTE

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman. Sales particulars written in March 2024.







INFORMAL TENDER FORM

I/We wish to offer the following in respect of the property outlined below:

1.39 Acres, Hawne Lane, Halesowen

Amount £:.....

Amount in words:.....Pounds

Signed:..... Date:.....

Name and Address:.....

.....

Contact Number:.....

Email address:.....

Details of how purchase will be funded:.....

.....

Solicitor's Details:

Contact Name: Company Name:

Address:.....

.....

Contact Number:.....

Email address:.....

Please return to G Herbert Banks LLP for the attention of Richard Banks, of G. Herbert Banks, The Estate Office, Hill House, Great Witley, Worcester, WR6 6JB. Tenders sent by post must be clearly marked for the attention of Richard Banks with the envelope marked "1.39 HAWNE LANE TENDER".

Tenders sent by email should be sent to rb@gherbertbanks.co.uk with "1.39 HAWNE LANE TENDER" clearly marked in the subject line. Tenders sent by post will not be opened and read before the tender date – this might not be possible with emails.

The vendor is not committed to accepting the highest or any offer. The offer is not binding and on acceptance of any offer, the transaction proceeds subject to contract.

If your offer is successful, subject to contract, we will require formal identification from all purchasing parties as well as proof of funds before proceeding.

Tender deadline: Midday on Wednesday 19th of June 2024