

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 PRIVATE TREATY

Guide Price: £15,000

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.T.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.



TREE PRESERVATION ORDER

In June 2024 the Borough Council applied a Tree Preservation Order over the whole property, with reference TPO/0336/BEL.

The order states *'that no person shall (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority....'*

A full copy of the Order is available on request.

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 and updated in July 2024.

