



Bloore King & Kavanagh

Sales & Lettings



**Land Adjacent to The Nelson
Apartments, Hayley Road
Halesowen, B63 4RH**

Offers In The Region Of £150,000

Description

A fantastic opportunity to purchase this parcel of land situated close to Halesowen Town Centre. The land was the beer garden to the former former Nelson Public House which itself was converted to apartments in recent years.

The land DOES NOT currently have planning permission associated with it however the vendor has instructed architects plans for a multiple block of apartments in order to assess the suitability/volume of any potential development (subject to planning) These plans are available at the Bloore King & Kavanagh Office in Halesowen.

Approximate measurements are 15.00m width by 22.5m depth giving approx. 338 sq/mtrs (3,638 sq/ft) available land

Measurements are approximate and any interested party should satisfy themselves as to both the accuracy of square footage/measurements, the right of way and any development potential for the land.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their



solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

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