



Six exclusive building plots at Wolverley Meadows, Lowe Lane, Wolverley, Kidderminster, Worcestershire

- An opportunity to acquire a single serviced self-build plot
- Each plot is to be sold with the buyer having design freedom (subject to detailed planning consent), with the option of design support from the vendor's design, planning and construction experts
- Planning permission in principle secured for six detached houses
- Potential to build a substantial house on a generous sized plot
- The site is to be fully serviced with a private road and with each plot having mains services provided to the boundary
- Plot sizes ranging from 568.10m² (0.14 acre) to 691.58m² (0.17 acre)

For sale by Private Treaty

Guide Price: £300,000 per serviced plot



Situation

Wolverley and the neighbouring villages and towns are renowned for outstanding natural beauty. Peaceful countryside walks, the Staffordshire and Worcestershire Canal, and some of the region's most

celebrated country pubs are quite literally on your doorstep. Highly rated local schools serve the area, making Wolverley Meadows an equally compelling choice for growing families as it is for those seeking a forever home in a truly special setting.

What3words: ///pilots.nation.unions
<https://w3w.co/pilots.nation.unions>



For further details please visit the site's dedicated website –

[Wolverley Meadows | Create the home you have always imagined](#)

Management Company

A management company will be established with all plot owners having an equal share. The management

company will manage the communal areas, to include the estate road and onsite Biodiversity Net Gain. The communal areas, the road and the BNG will be established by the vendors.

Reservations

The vendors are prepared to offer interested parties a plot reservation for up to nine months, in return for a non-refundable £5,000 deposit. During this time the purchasers can work on their planning and source funding. Alternatively, purchases can simply buy a plot up front.

Planning & Construction

The vendors are keen to offer the purchasers their full design, planning and construction expertise. However, it should be noted that this is not an obligation.

Finance

G Herbert Banks have an arrangement with a broker with expertise in self build finance. Please contact Richard Banks at G Herbert Banks for further details. T. 07870 660 876 E. rb@gherbertbanks.co.uk

Tenure

It is understood that the property is Freehold and that vacant possession will be given upon completion.

Local Authority

Wyre Forest District Council.

Viewings

Via the Sole Agent - Tel: 01299 896 968.

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged

Important Note - All images within these sales particulars are used for illustrative purposes only.



6 Exclusive Plots

Just six individually serviced self-build properties, each situated within a generous plot for a substantial detached family home.



Complete Design Freedom

Your home, your vision. Each plot is sold with full design freedom, with optional support from our design, planning and construction experts if needed.



Fully Serviced & Ready

Accessed via a private road, each plot will have mains services provided to its boundary. The hard work has been done.



These images are suggested designs, as previously constructed by the vendor



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AGENTS 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.