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Building Plot
Adjacent 12 Frayne Avenue, Kingswinford

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Building Plot, Adjacent 12 Frayne Avenue
Kingswinford DY6 9DU

Outstanding opportunity for a prime residential Building Plot to the side of 12 Frayne Avenue, Kingswinford at this sought after location.

The Plot has the benefit of Planning Consent granted on the 25th April, 2024 – (**Dudley MBC Planning Reference: P24/0072**) for the erection of 1 No Detached Bungalow, **subject to Conditions as set out in the Planning Decision Notice.**

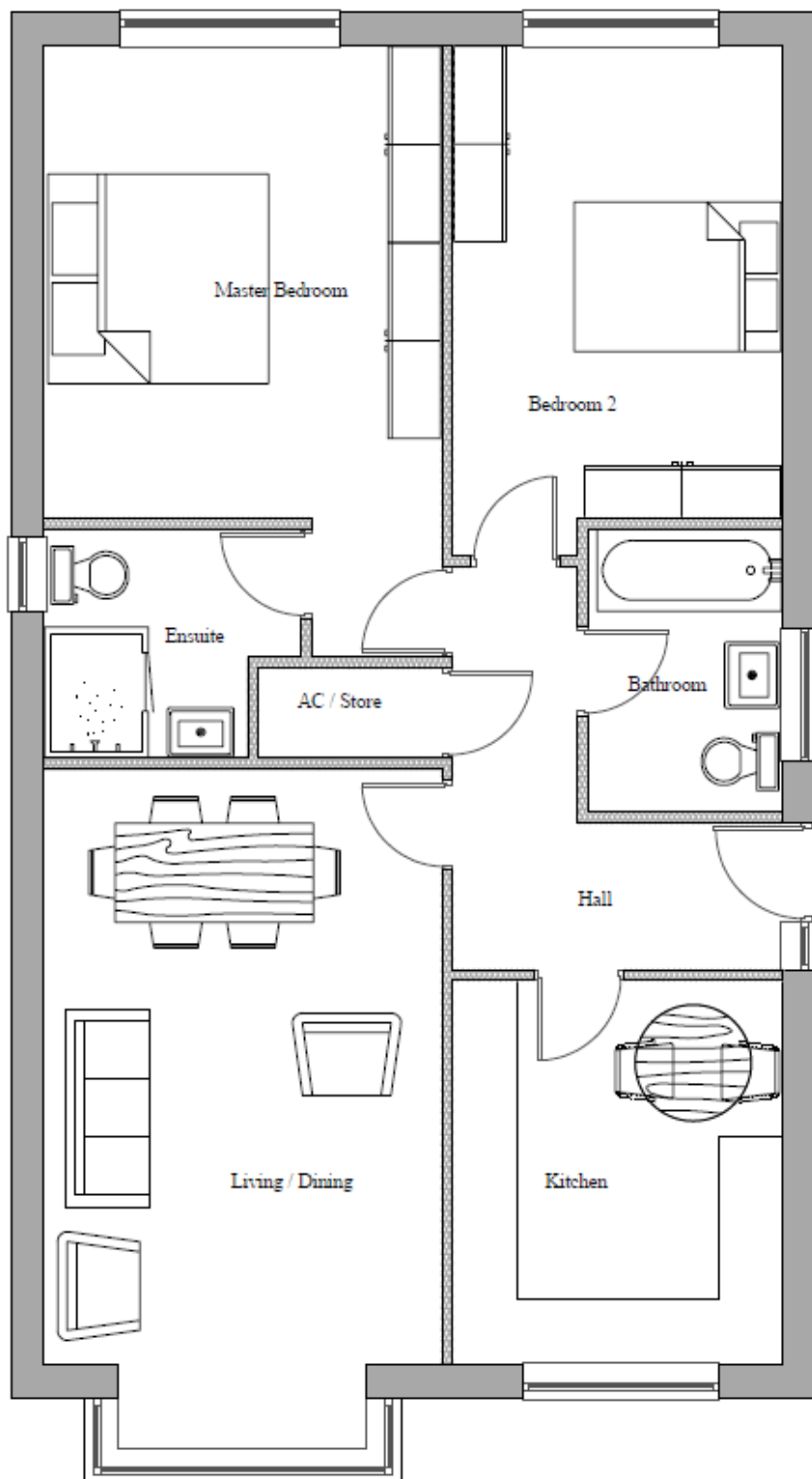
Agents Note: The existing Bungalow adjacent to the Building Plot is available to purchase separately, at an additional price (see separate details). However, the Vendors will consider selling the Bungalow and Plot as a whole together, at a price to reflect both.

The Vendor proposes to make the following **Conditions of Sale:**

- 1. The Purchaser will be responsible for the erection of a boundary fence dividing the rear garden between the building plot and 12 Frayne Avenue. The fence is to be erected immediately following completion. (Style and size to be agreed).**
- 2. The proposed development of the building plot is to be completed within 12 months from the date of sale of the plot.**
- 3. The Purchaser will be responsible for the cost of the Community Infrastructure Levy (CIL PAYMENT). Please ask for details.**
- 4. Services, Drainage & Ground Conditions – No reports are available. It will be the responsibility of the Purchaser to make their own investigations.**
- 5. Upon formal acceptance of an offer, the Purchaser will be required to Exchange Contracts within 8 weeks of receipt of Contract by their Solicitor/Legal advisor and Legal Completion is to take place within a maximum of 14 days thereafter.**



FRONT ELEVATION



PLANS

Site plan, elevation drawings and layouts within this brochure are **not to scale** and are for identification purposes only.

VIEWING

Strictly by appointment through The Lee, Shaw Partnership – Tel: 01384 287 622

GUIDANCE NOTES FOR OFFERS

All offers are to be submitted in writing for the attention of Andrew Jackson at The Lee, Shaw Partnership, Cross offices, Summerhill, Kingswinford DY6 9JE, Quoting Reference Number K8747/AMJ. Your offer should be submitted as a HIGHEST & FINAL FIGURE, detailing your position to proceed together with confirmation of your Proof of Funds for the purchase. A deadline for offers may be set.

TENURE The Building Plot will be sold Freehold. **REGISTERED TITLE IS POSSESSORY ONLY (dated 25.9.2025)**

Additional Note: The Vendor reserves the right not to accept the highest or any offer.

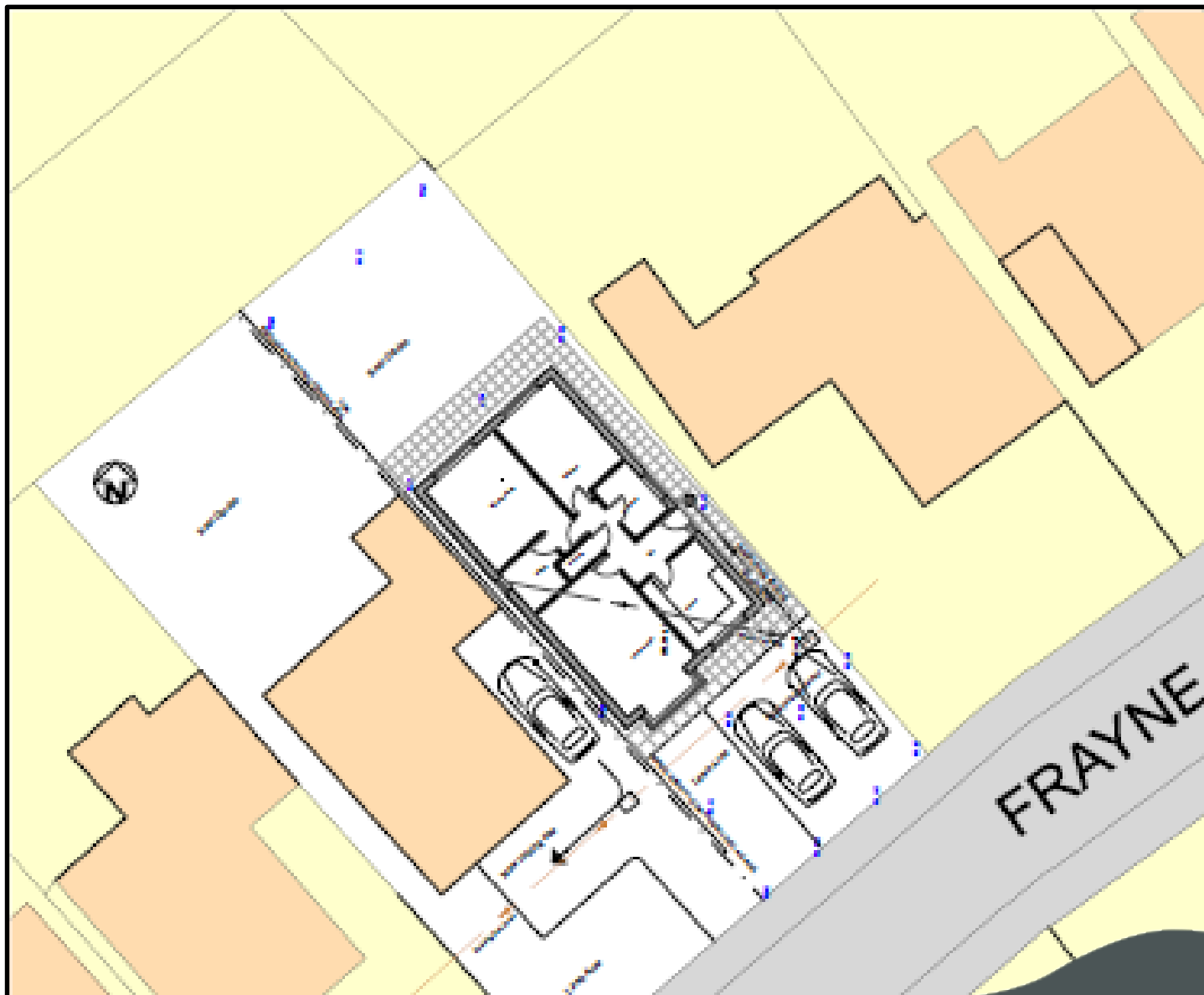
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





We don't sell houses, we sell **homes**.

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622

kingswinford@leeshaw.com www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.