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Proposed Front Elevation

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Building Plot
Himley Road, Lower Gornal

Building Plot, Adjacent 427 Himley Road, Lower
Gornal, Dudley DY3 23J

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Outstanding opportunity for a prime residential Building Plot to the side of 427 Himley Road, Lower Gornal at this sought after location.

The Plot has the benefit of Detailed Planning Consent granted on the 14th July, 2023 – (**Dudley MBC Planning Reference: P23/0164**) for the erection of a Detached House with associated Parking and alterations to access, **subject to Conditions as set out in the Planning Decision Notice.**

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

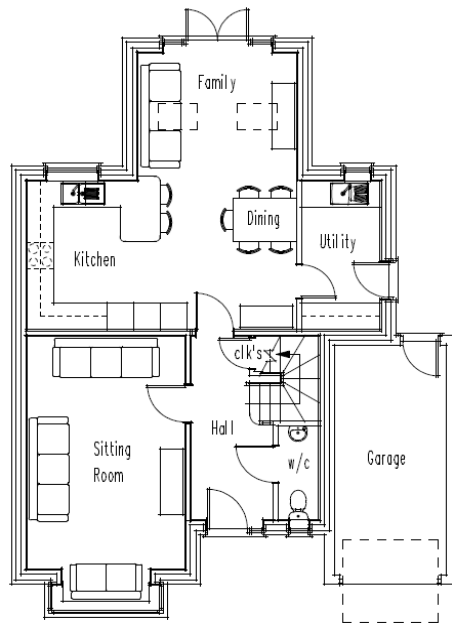
- 1. The Purchaser will be responsible for the erection of a boundary fence between the building plot and 427 Himley Road. The fence is to be erected immediately and to be owned by the Vendor.**
- 2. The proposed development of the building plot is to be completed within 12 months from the date of sale of the plot.**
- 3. The Purchaser must develop the plot only in accordance with the Approved Planning Permission.**
- 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.**
- 6. Following Exchange of Contracts, Legal Completion is to take place within a maximum of 14 days.**



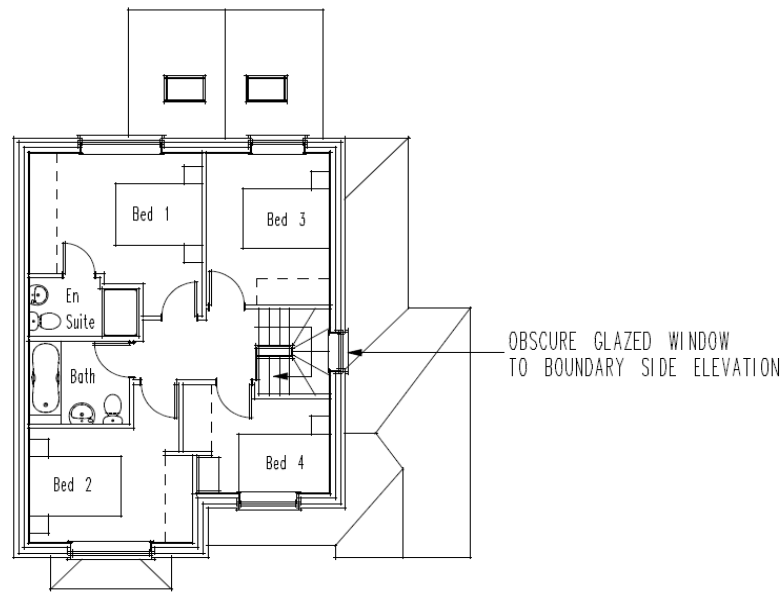
No 247

Proposed House

Proposed Street Scene to Himley Road



Proposed Ground Floor Plan



Proposed First Floor Plan

PLANS

Site plan, elevation drawings and layouts within this brochure are **not to scale** and are for identification purposes only. They are produced by kind permission of The Design Box, Architectural Design Services 01384 825 851 Email: thedesignbox@live.com

VIEWING

Strictly by appointment through The Lee, Shaw Partnership – Tel: 01384 396 066

GUIDANACE 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 P.3486/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.

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

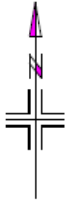
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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





-  INDICATES EXISTING TREES TO BE RETAINED
-  INDICATES EXISTING TREES TO BE REMOVED
-  INDICATES PROPOSED NEW TREE PLANTING
-  INDICATES EXISTING HEDGE / SHRUB PLANTING TO BE RETAINED
-  INDICATES EXISTING HEDGE / SHRUB PLANTING TO BE REMOVED
-  INDICATES NEW PAVED ACCESS PATH
-  INDICATES NEW 1.8M HIGH CLOSE BARBED FENCE WITH ACCESS GATE POSITION
-  INDICATES NEW SHRUB / PLANTED AREAS
-  INDICATES PROPOSED TURFED AREAS
-  INDICATES BLOCK PAVED PARKING AREA

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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