



**FOR SALE**

Auction Guide Price £110,000

21.71 acres of Woodland Prestwood Drive, Stourbridge, DY7 6RZ

For Sale by Public Auction on 26th September 2025 at 2pm.

Auction Guide £110,000 (\* Please see section titled Guide Price/Reserve).



- 21.71 acres of Woodland
- Edge of Stourbridge/Stourton
- Amenity Woodland
- Tranquil Location on the Edge of Urban Conurbation

## SITUATION

The woodland is located on the edge of the Stourbridge, off Prestwood Drive via a secure gated access. Prestwood Drive lies in the Stourton suburb of Stourbridge, West Midlands. Stourbridge is a historic market town approximately 11 miles west of Birmingham, nestled at the edge of the Black Country

## DESCRIPTION

The land comprises of approximately 21.71 acres of woodland known as New Wood. The woodland is a mixture of self-set deciduous trees, mature and saplings. Set on a sloping position toward down to the canal. The land is classified as Greenbelt.

## SERVICES

We understand there are no services currently connected to the land.

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

## BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

The 2.4m high galv. steel palisade fencing along the access drive, is not the property boundary, this is fence erected by agreement to protect the adjoining property. Full copies of the documents are available within the office.

## TENURE

The land will be sold with vacant possession.

## LOCAL AUTHORITY

South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, WV8 1PX

## What3words

///elder.turkeys.scanty

## PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

## VIEWING

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand.

## METHOD OF SALE

The property is for sale by public auction at 2pm on Friday 26th September 2025, at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR.

## GUIDE PRICE/RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

## MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e., utility bill or bank statement and one photo ID, i.e., passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID. LEGAL PACK A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

## CONDITIONS OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

## BUYER'S PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the hammer, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price and is set at 2.5% plus VAT, of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600). The fee will apply whether the lot is purchased before, at or after the auction.

## SOLICITOR

Mrs Karan Bassi, Higgs and Sons LLP, 3 Waterfront Business Park, Brierley Hill, DY5 1LX Email: karan.bassi@higgslp.co.uk 01384 327276

## AGENTS

Sarah Hlland BSc (Hons) MRICS FAAV, Halls Holdings Limited, Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP. Tel: 01562 820880. Email: shlland@halls.gb.com



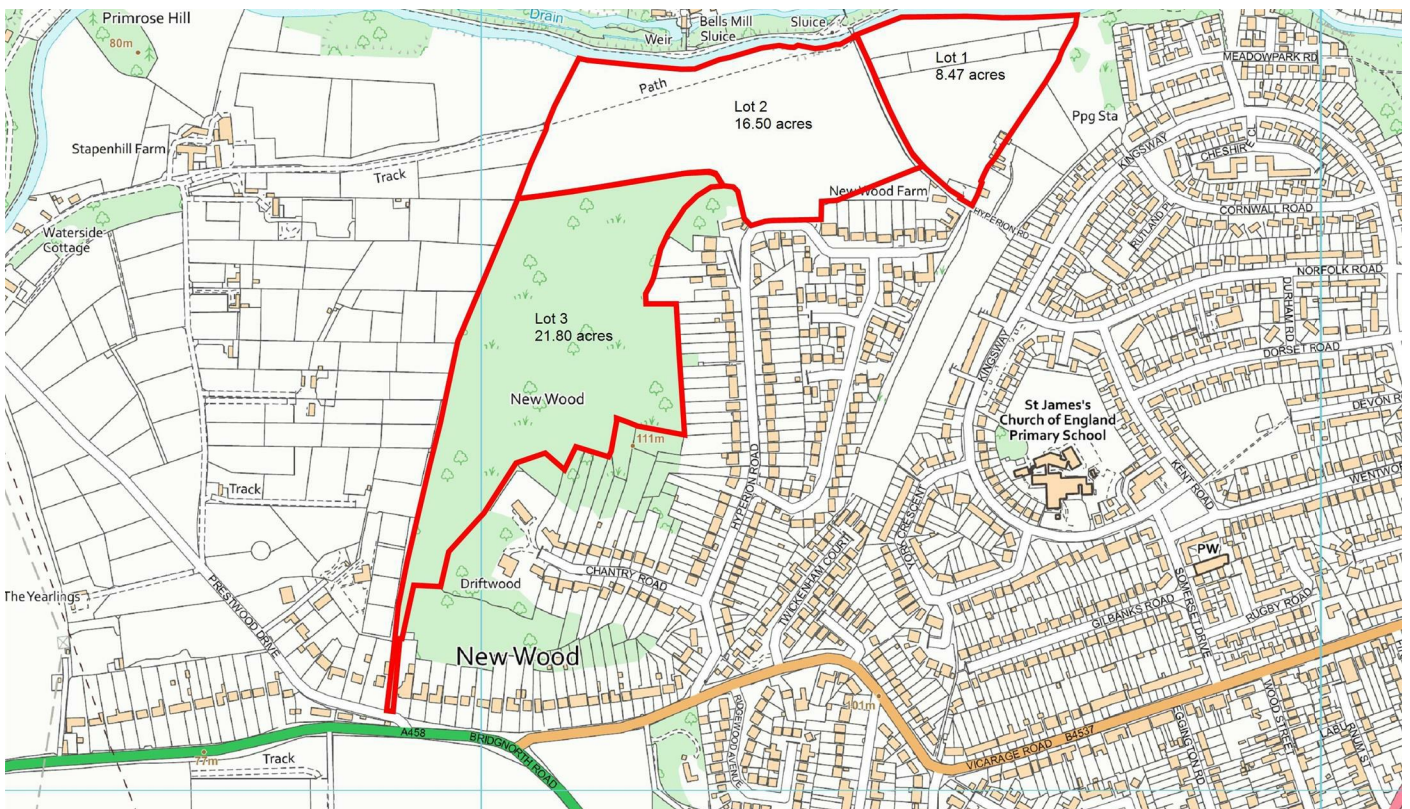
0 Reception Room/s



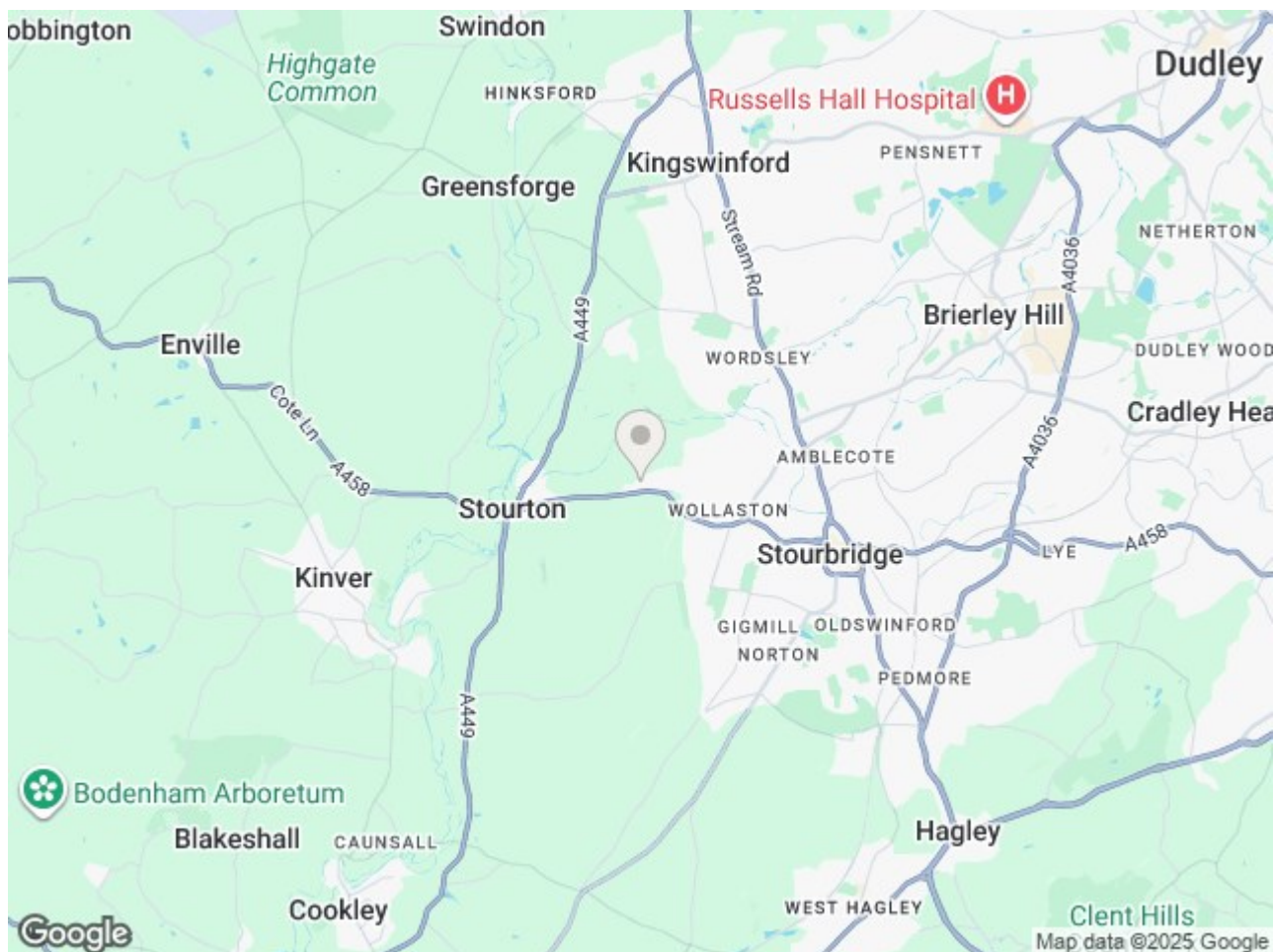
0 Bedroom/s



0 Bath/Shower Room/s



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01562 820880

**Kidderminster Sales**

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP

E: [kidderminster@halls.gb.com](mailto:kidderminster@halls.gb.com)



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