

for sale

guide price **£83,000**



## Mincing Lane Rowley Regis B65 9QE

A single building plot with planning permission to build a detached house. Mincing Lane is a convenient location a short drive away from Rowley Regis train station giving easy access to Birmingham Snow Hill and those who would commute regularly via the M5, junction 2 is under a mile away by car. Nearest towns are Oldbury & Rowley Regis each offering a good selection of supermarkets and day-to-day shops. Sandwell Council Planning ref DC/04/4211

# Mincing Lane Rowley Regis B65 9QE

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Services

Vendor comment " Connected services include foul drainage, storm drainage, plus pavement crossing

## Tenure

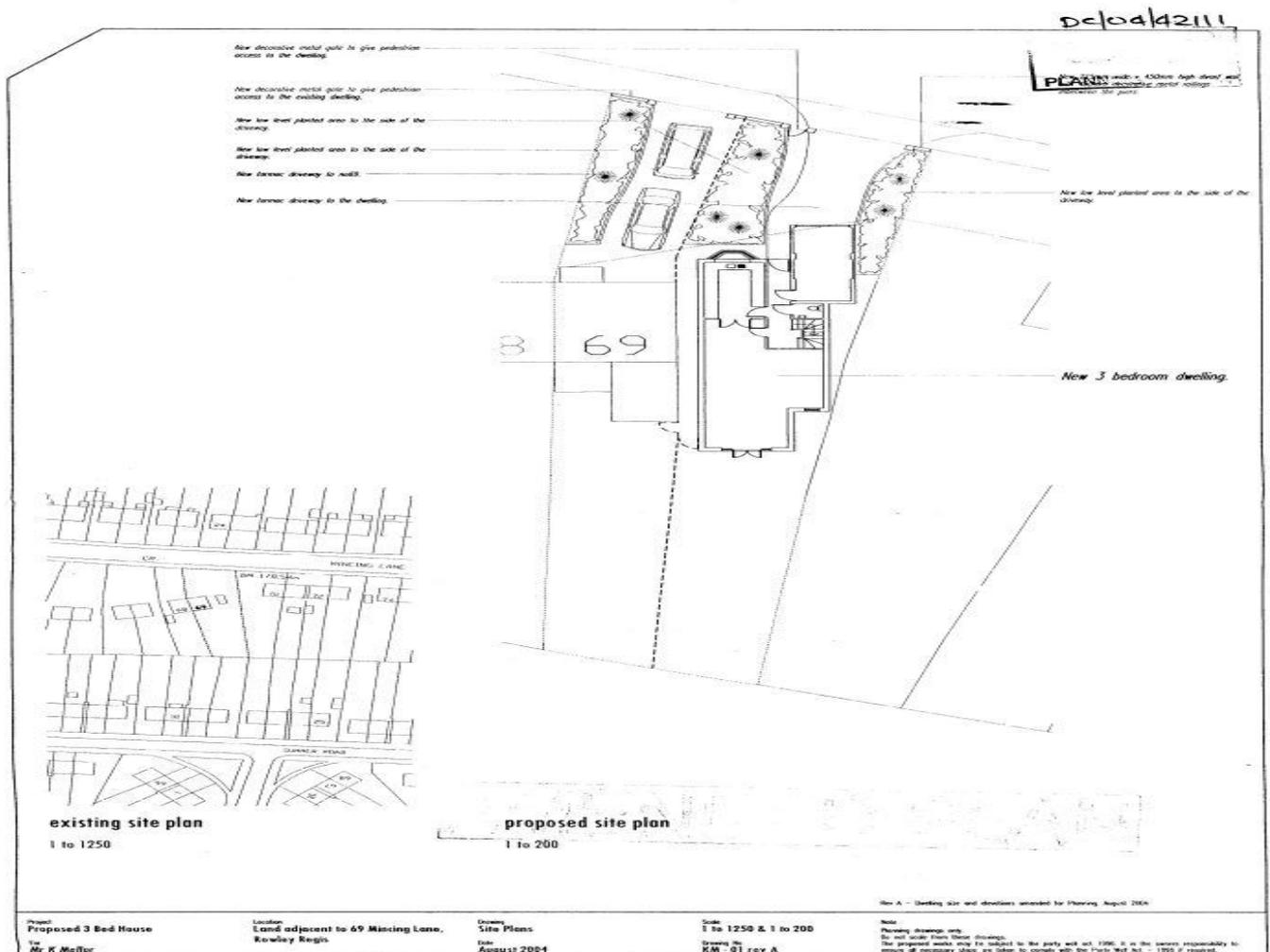
Freehold

## Buyers Note

Do not visit the site without a member of Connells land team as the site it uneven and dangerous.

## Planning Consent

The site has planning approved - Sandwell Council DC/04/42111 for 1 x 3 bed detached house with parking and garage circa 1540 sq ft.



The aforementioned details are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness.

## **Covenants**

Not Known

## **Cil Payment**

To be confirmed

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
HALESOWEN B63 4RG

Property Ref: HSW316048 - 0002

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: A

**[view this property online connells.co.uk/Property/HSW316048](https://www.connells.co.uk/Property/HSW316048)**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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