

A Freehold Parcel of land extending to a site area of approximately 0.25 acres (1015 m<sup>2</sup>) located to the rear of 318-326 Brook Lane and accessed off Malton Grove.

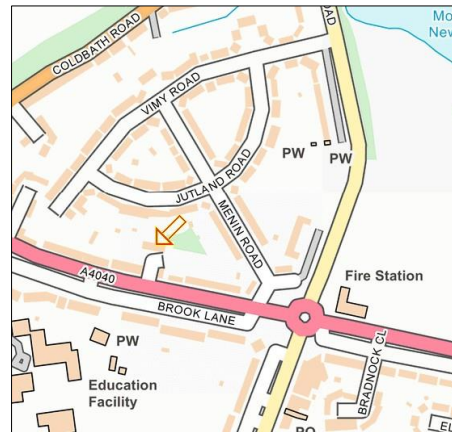
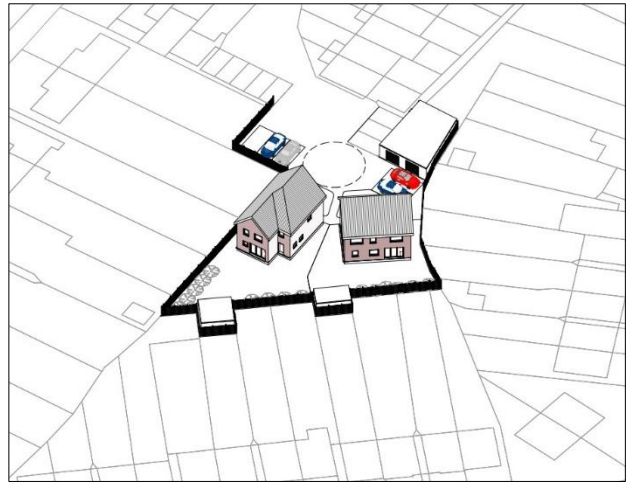
The land benefits from Planning Permission for the erection of two detached three bedroom properties. Brook Lane is approximately within half a miles distance from Kings Heath High Street which provides a wide range of shops and amenities, and 1.8 miles from King Edward VI Camp Hill School.

Planning: Full Planning consent was granted by Birmingham City Council (Ref: 2026/00296/PA) for the erection of 2 detached self-build dwellings (3 bedroom, double storey with storage room and a plant room in the roof space) and associated landscaping and carparking to accommodate electric vehicles.

**Land to the Rear of 318-326 Brook Lane,  
Billesley, Birmingham, B13 0TH**

**£280,000**

# Land to the Rear of 318-326 Brook Lane, Billesley, Birmingham, B13 0TH



## Price Guide: £280,000

Please Note: Purchaser to be responsible for the payment of the selling fees, 2% of the purchase price realised, exclusive of VAT. Payable upon exchange of contracts.

Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All areas, dimensions or distances are approximate. Photographs/images are reproduced for general information purposes only. It should not be assumed that the land has all necessary planning, building regulations or other consents. Purchasers should undergo their own investigations with regard to services. These Sales Particulars do not constitute a contract or part of a contract.