



3.2 Acres Pikes Pool, Copyholt Lane, Lower Bentley,
Bromsgrove, B60 3BB

**G HERBERT
BANKS**

EST. 1898

Approx. 3.2 Acres Pikes Pool, Copyholt Lane,
Lower Bentley, Bromsgrove,

For sale by public auction on Thursday 3rd of
September 2026 at 5 pm
Guide Price: £50,000

A property information pack is available on request. Please
contact G Herbert Banks on:

Tel: 01299 896968 or 07777 157 089

Contact: James Goodman

Email: jg@gherbertbanks.co.uk;

An attractive block of mixed, untouched woodland extending to approximately 3.2 acres, including a former fishing pool extending to approximately 0.55 acres. The land is situated in a pleasant rural position near Upper Bentley and Lower Bentley, with frontage and potential access points from both Copyholt Lane and Black Lake Lane.

The property offers a rare opportunity to acquire a small parcel of amenity woodland with a secluded pool, mature trees, seasonal bluebells and attractive views over the surrounding countryside. The pool is presently in a derelict condition and will require clearance, repair and ongoing maintenance.

The land is considered suitable for amenity, conservation, environmental, recreational or woodland purposes, subject to any necessary consents.

Description

The property comprises a compact block of mixed woodland, together with a former fishing pool known as Pikes Pool. The woodland is largely untouched and includes mature trees, natural understorey, seasonal bluebells and areas of informal paths and clearings.

The pool extends to approximately 0.55 acres and forms an attractive central feature of the property. It is currently in a neglected and derelict condition and prospective purchasers should satisfy themselves as to its condition, repair requirements and any future maintenance obligations.

The total area extends to approximately 3.2 acres.

Situation

Pikes Pool lies in a rural position between Copyholt Lane and Black Lake Lane, near Upper Bentley and Lower Bentley, within the Bromsgrove district of Worcestershire.

The land is surrounded predominantly by agricultural land and mature woodland, with attractive countryside views and a peaceful, private setting.

**Bromsgrove – 3.5 miles Redditch – 5 miles Droitwich Spa – 8 miles
Worcester – 17 miles Birmingham – 19 miles**

GENERAL INFORMATION

Tenure.

Freehold with vacant possession on completion.
The property is registered under title number WR105695. The official register describes the land as freehold land on the south side of Copyholt Lane, Lower Bentley, Bromsgrove. The title documents also refer to pending applications at HM Land Registry, so purchasers should rely on the up-to-date legal pack and their own legal advisers

Services

There are no services connected. Prospective purchasers should make their own enquiries as to the availability and cost of connecting any services, if required.

Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, all such rights will pass with the property.

Boundaries

The plans and areas are based on Ordnance Survey/Promap plans and the official copy of the title plan as published by HM Land Registry. The area is approximately 3.2 acres in total, including approximately 0.55 acres of pool. The official HM Land Registry title plan shows only the general position of the boundaries and is not intended to determine the exact legal boundary. Measurements scaled from the plan may not match measurements on the ground. Prospective purchasers should satisfy themselves as to the boundaries, access points, extent and area of the property.

Agents Notes

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate.

If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents.

The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property.

Local Authority

Bromsgrove District Council
Parkside, Market Street, Bromsgrove B61 8DA
Tel: 01527 881288 Emergency out of hours: 01527 871565

Viewing

Prospective Purchasers may visit the property at any reasonable hour during daylight hours with a copy of these details to hand.

Please contact James Goodman to confirm your proposed viewing time.

Money Laundering, Terrorist Financing & Transfer of Funds
(information on The Payer) Regulations 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Rights of Way, Easements & Boundaries

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Please note the relevant right of way for access to the property is indicated in the enclosed plan.

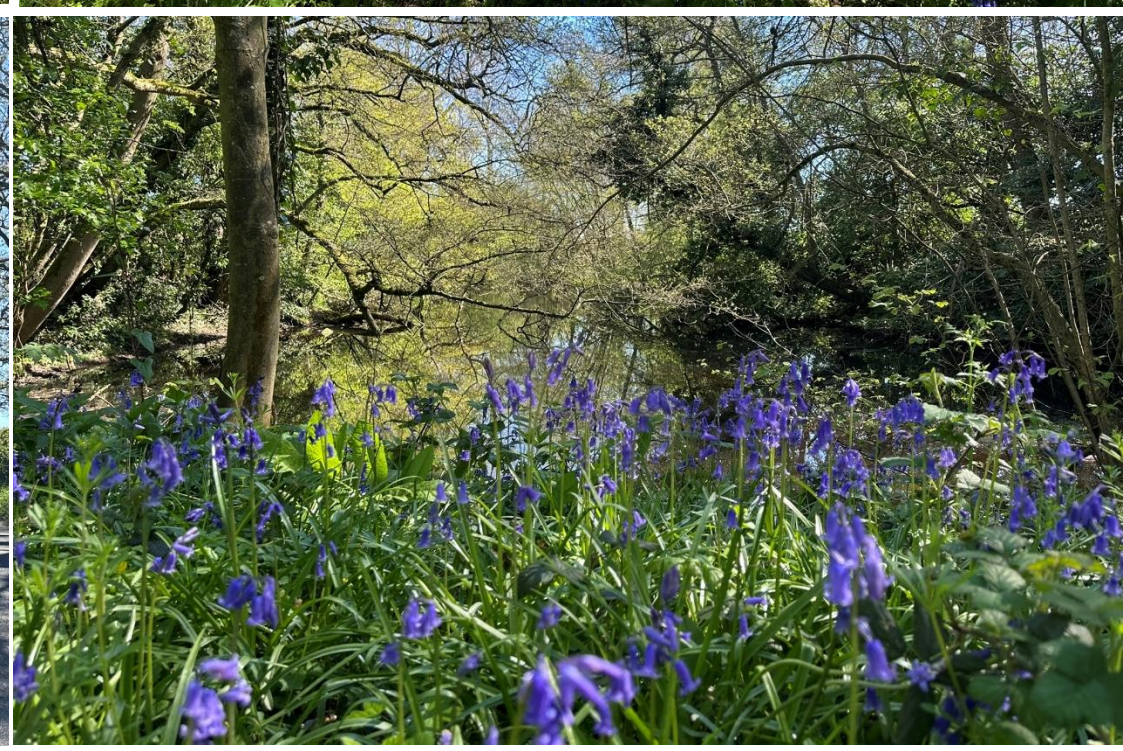
Directions

From Bromsgrove, proceed south east towards Lower Bentley and Upper Bentley. The property is situated between Copyholt Lane and Black Lake Lane and is identified by the sale board and enclosed sale plan.

Nearest postcode: B60 3BB.

Prospective purchasers should take care when visiting, as there is no formal parking area within the property and access is via rural lanes.

Sales particulars prepared July 2026



Legend

--- Footpath

Details

Pool

Land Registry
Boundary

For Sale 3.20 Acres

Scale: 1:1250
Size: A3

Rev	Date	Description
1	07/05/26	First Issue

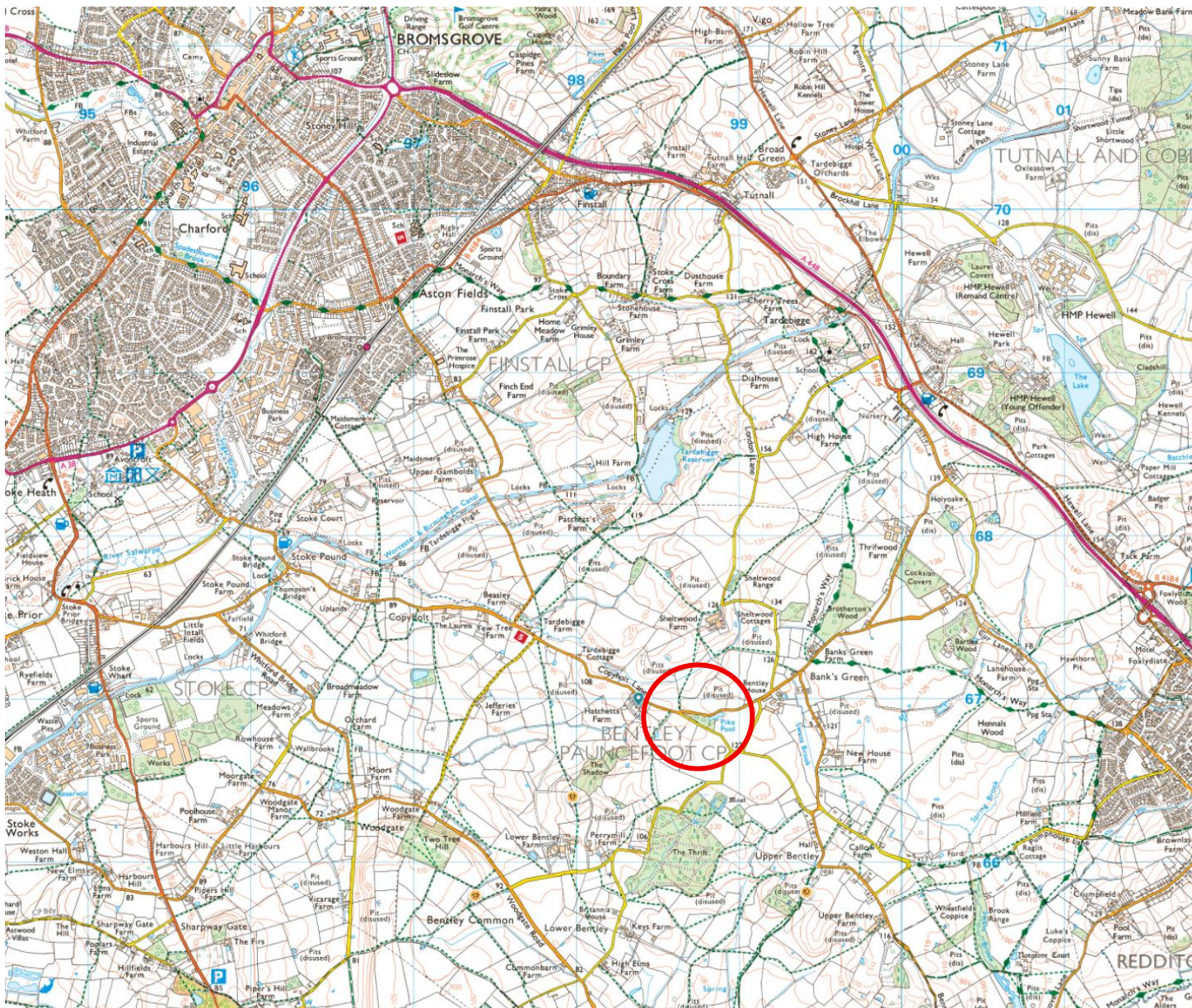
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Method of Sale

The property is offered for sale by Online Traditional Auction (unless sold prior to Auction). The selling agents are using the Bamboo Auctions platform. The Auction end date is 12 noon on Thursday 3rd of September at 5 pm. The vendor reserves the right to withdraw the property for sale prior to the Auction end date. For further details on the auction process and legal documents directly related to the property please view our website. <https://ghb.bambooauctions.com/property/pikes-pool-9956780>

Online Traditional Auction Process

Proof of identity – under the Money Laundering Regulations 2017 it is a requirement that all potential purchasers will need to formally identify themselves. In order to place a bid through the website you will need to register online and in doing so complete the ID checks. Please note that there is no charge for registration.

Buyer's and Administration Fee

The successful bidder will be required to pay through the Bamboo Auction website a sum of £4,800. There will also be a solicitors fee of £520 + VAT (£624 gross) to be paid on completion. The total deposit, payable to PAYNE HICKS BEACH Solicitors, will be 10% of the purchase price.

Legal Pack

Copies of the Legal/Auction Pack to include special conditions of sale, are available online to download. In order to access this, prospective purchasers will need to have registered through the online platform. It remains the purchaser's responsibility to ensure that they fully understand the information provided and make all further enquiries.

Vendor's Solicitor

Rupert Burchett Partner
PAYNE HICKS BEACH, 10 New Square, Lincoln's Inn Fields,
London WC2A 3QG rburchett@phb.co.uk

Completion Date

28 days after the Auction end date.

Traditional Online Auction Explained

For further details as to how the traditional auction works please contact the agents and ask a copy of the pdf buyers guide via email.

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The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



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