

Property details approval form

52 Masters Lane, Halesowen, West Midlands, England, B62 9HL

Date: 15 April 2026

Property Ref and Version: HSW316507 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £350,000

Tenure: Freehold

○ Key Features

- > Energy Rating: F
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Two Detached Houses
- > Large Twin Plot
- > Development potential 'subject to planning'
- > No chain
- > Popular Location

○ Short Description

Do not miss out on this rare opportunity to acquire this substantial plot with huge potential subject to planning. Being sold via Modern Method of Auction

○ Long Description

A fantastic development opportunity! Being sold via Modern Method of Auction, these two detached properties with the land to the rear occupy a substantial twin plot extending to approximately 972 sq. meters / 0.24 acres which are being sold as one deal. Number 52 is in need of modernisation, number 50 has several structural issues and there is a large plot of land to the rear of the houses which offers huge potential subject to planning, number 50 may need to be taken down to allow room for development to the rear. The site stands in a popular and established residential area with all local amenities close by and excellent transport links via nearby Rowley Regis railway station and M5.

○ Directions

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○ Agents Note

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○ Room Description

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.

Approach

The properties have a block paved driveway to the front with planted areas. Gates to the rear give access to the land which is currently part divided between the two plots.

Accommodation For Number 52

There is a hallway with stairs to the first floor, two reception rooms, conservatory, kitchen and downstairs w.c, three bedrooms and bathroom. In need of modernisation and updating throughout.

Accommodation For Number 50

Lobby with storage, two reception rooms, hallway, two bedrooms and bathroom.

Land To The Rear

A substantial twin plot extending to approximately 972 sq. meters / 0.24 acres currently partially split at the boundaries between the two houses. See plan for approximate boundaries.

Viewings

We have keys for the two houses, viewings at number 50 will be at the viewers own risk due to flooring issues

Land Potential

Number 50 may need to be demolished which will give better access to the land at the rear offering plenty of potential 'subject to the usual planning applications'

Unregistered Titles

It is our understanding that the Properties are not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Epc Ratings

The Current EPC rating for number 52 is F
The Current EPC rating for number 50 is G

Utilities

Utilities have been disconnected to number 50

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○ Room Description

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○ Property Images



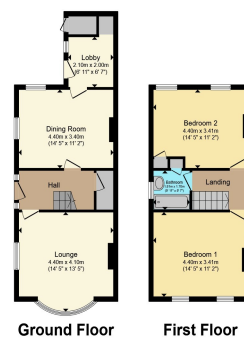
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○ Property Images



Total floor area 86.7 m² (933 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.propertybox.co

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○ Floor Plan



Total floor area 94.8 m² (1,020 sq.ft.) approx

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○ Approval

Signature

Date

	Signature	Date
Joanne Tallis		
Ms S. Hardy		