

# G HERBERT BANKS

EST. 1898

## BLOCK OF LAND EXTENDING TO ABOUT 0.36 ACRES

The land is situated in a prominent main road position in the established residential area of Broadwaters.

It lies within walking distance of a number of amenities and lies diagonally opposite the Rose Theatre.

Kidderminster is the major Wyre Forest town and the land is also accessible for Stourbridge, Wolverhampton, Birmingham and Worcester.



FOR SALE BY PRIVATE TREATY  
GUIDE PRICE £18,000

VIEWING VIA THE AGENTS



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

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## DESCRIPTION

The land has a wide frontage onto the lower part of Chester Road North and may offer subject to planning some development potential.

## UPLIFT

There is an uplift on this land of 30%.

## SERVICES

We understand that there are no services connected to this land.

## DIRECTIONS

The land is situated as previously mentioned opposite the Rose Theatre as indicated by the Agents for sale board.



## RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The selling agent is also not aware of any private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of the 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.

## AGENTS NOTES

The Agents would stress that these particulars have been written as a guide to the prospective purchasers 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 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 they have not entered into this contract in reliance of any of the said statements, that they have satisfied themselves 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. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman. Sales particulars produced in September 2018.



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