

G HERBERT BANKS

EST. 1898

5.54 ACRES OF PASTURELAND

Adjacent to Sandy Lane & Little Iverley Covert
Norton
Stourbridge
DY8 3JR



FOR SALE BY PRIVATE TREATY

Guide Price – Offers in Excess of £65,000

Viewing by Appointment with the Selling Agents



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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5.54 ACRES OF LAND ADJACENT TO SANDY LANE & LITTLE IVERLEY COVERT NORTON, STOURBRIDGE DY8 3JR

LOCATION

The land is situated adjacent to the south western extremities of Stourbridge in the West Midlands, adjoining it being Stourbridge to the east and then Little Iverley Covert and open countryside to the southwest.

The land is located to the northwest of the A451 Kidderminster to Stourbridge Road (Norton Road).

From Kidderminster on entering Norton, take the left turn into Whittington Road, keeping on Whittington Road until reaching the junction with The Broadway, turn right onto The Broadway, then 1st left into Westwood Avenue. Follow Westwood Avenue to the roundabout adjacent to St Michaels Church. Take the 2nd exit to Westwood Avenue, over the next crossroads, still on Westwood Avenue, over Romany Way and the land will be on the right (see street plan).

The land is accessed directly off Sandy Lane being identified by the Agent's 'For Sale' board.

[what3words ///mixing.pylons.desiring](https://www.what3words.com/mixing.pylons.desiring)

DESCRIPTION

The land comprises a single enclosure of pastureland, slightly undulating in contour, on the edge of the Stourbridge conurbation but adjacent to Iverley Covert and other pastureland and open countryside.

Due in the main to its proximity to Stourbridge there must be a certain amount of hope and potential to a range of other uses and purposes subject to obtaining any relevant planning consents and enquiries from South Staffordshire Planning Authority.

The whole extends to 5.545 acres (2.24 ha) as outlined in red on the attached plan.

UPLIFT CLAUSE

The land is sold subject to an uplift/overage clause that if planning consent is obtained for any uses over the agricultural value being any form of commercial or residential purposes, the vendors or their heirs will be entitled to 25% of any uplift value for a period of 25 years from the completion of sale.

TENURE & POSSESSION

All the land is believed to be freehold and vacant possession will be given on completion.

There is a gas pipe passing through the land for which there is a legal easement.

VIEWING

During reasonable daylight hours with a copy of the sales particulars in hand, having first registered your interest with the Agent's Great Witley Office – Telephone 01299 896968.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

RIGHTS OF WAY, WAYLEAVES, 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.

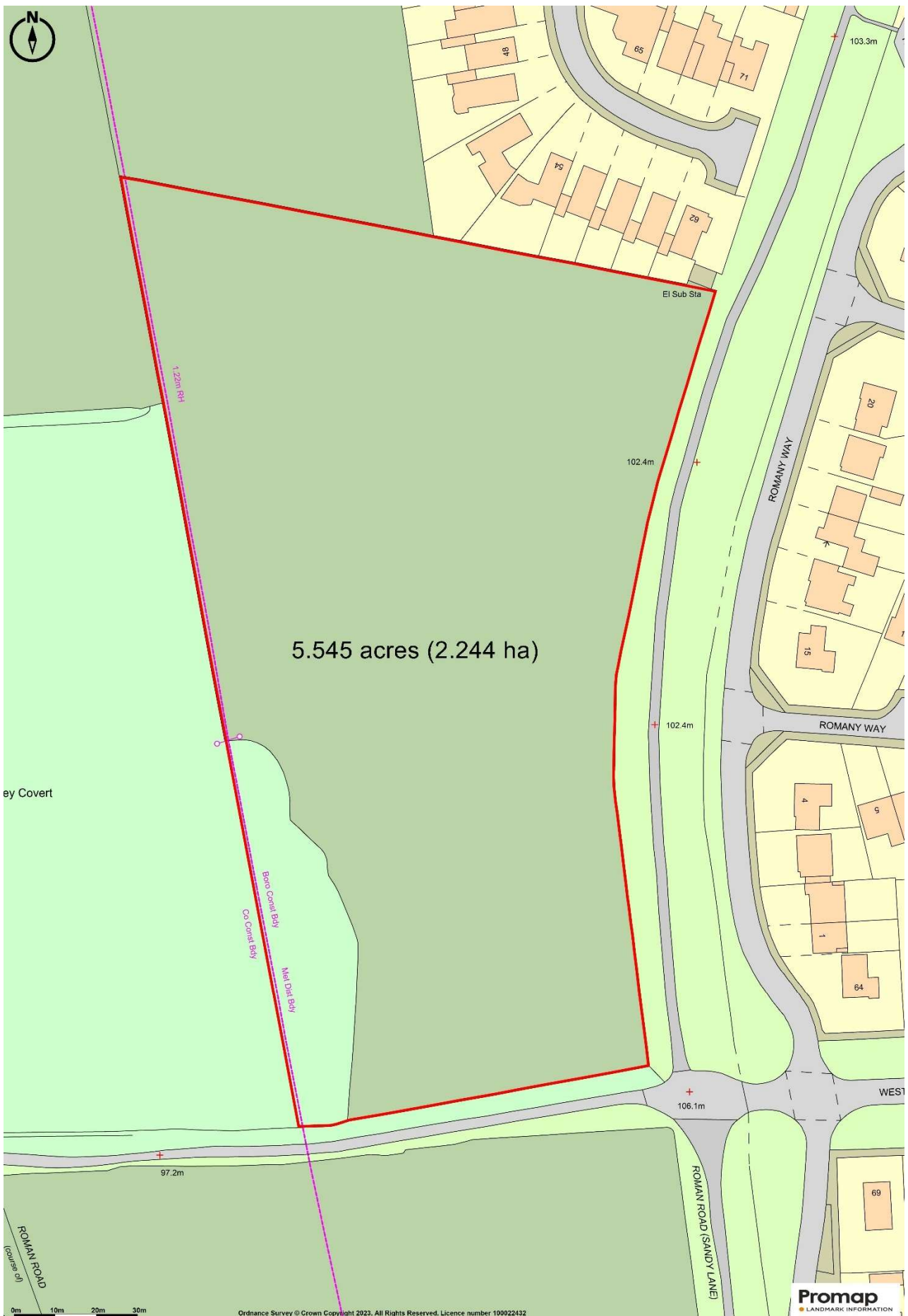
There is a public footpath running along the yellow dotted line shown on the aerial photograph.

PARTICULARS AND PLAN

- A The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the property prepared by the said Agents.
- B 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.
- C Any error, omission, or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract
- D 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.

AGENT'S NOTE 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. 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 Prepared 2nd August 2023
revised 4th April 2024



5.545 acres (2.244 ha)

ey Covert

El Sub Sta

ROMANY WAY

ROMANY WAY

WEST

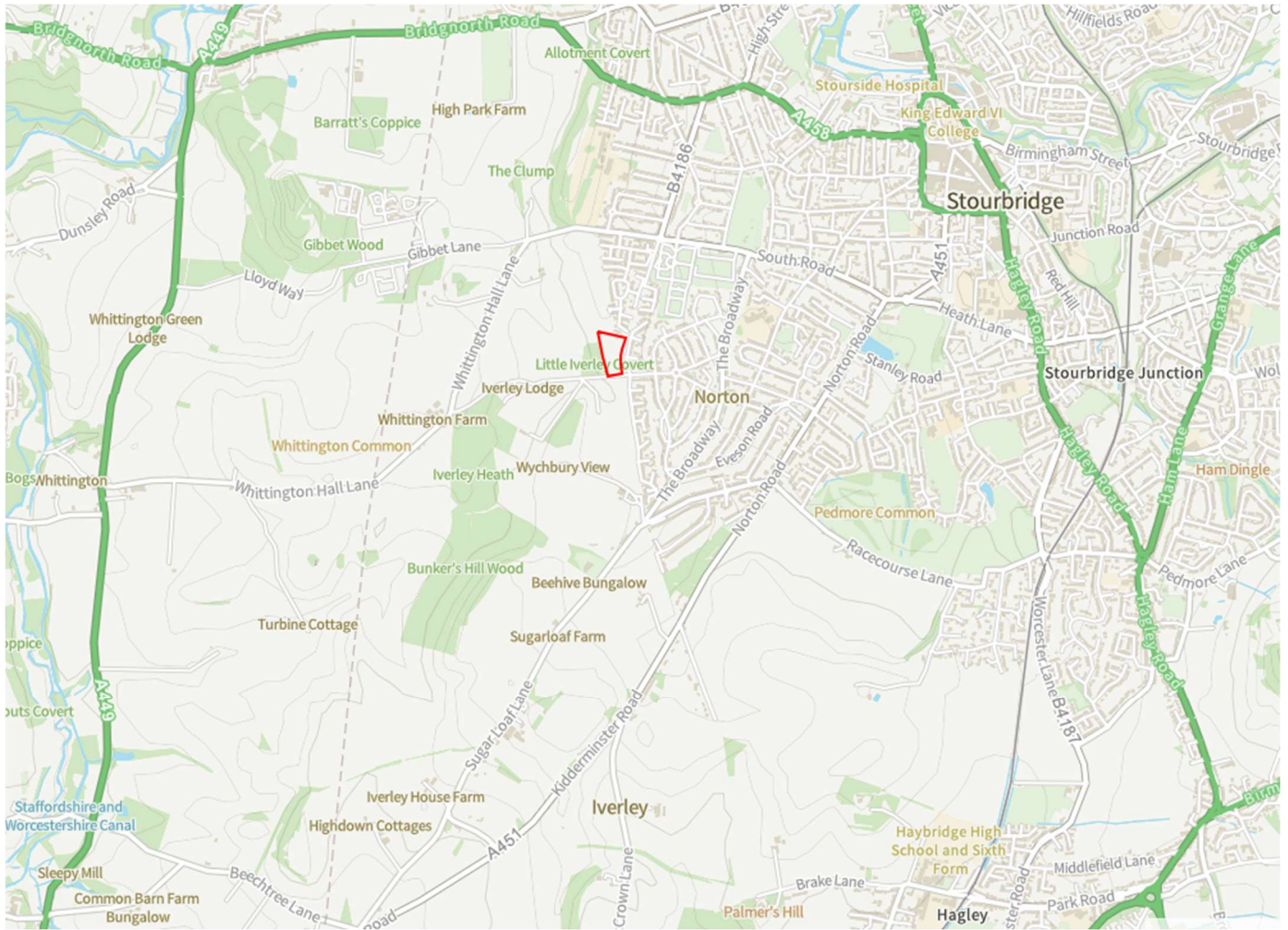
ROMAN ROAD (SANDY LANE)

ROMAN ROAD
(course of)

0m 10m 20m 30m

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Promap
LANDMARK INFORMATION



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