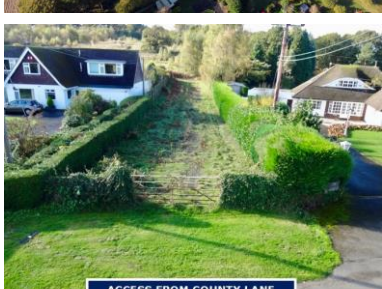


**8.86 ACRES OFF NORTON ROAD/COUNTY LANE
IVERLEY STOURBRIDGE WEST MIDLANDS DY8 2RX**



**phipps &
pritchard**

CHARTERED SURVEYORS
ESTATE AGENTS
AUCTIONEERS

**8.86 ACRES
OFF NORTON ROAD/COUNTY LANE
IVERLEY, STOURBRIDGE
WEST MIDLANDS DY8 2RX**



FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £200,000 PLUS RESERVATION FEE

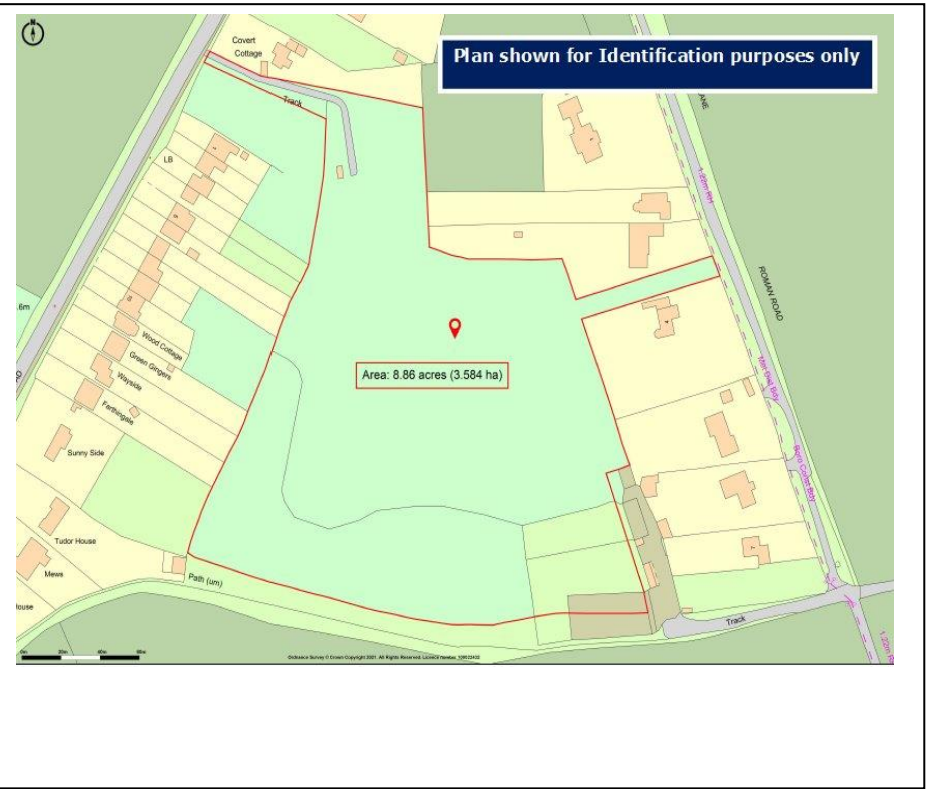
8.86 ACRES of Greenbelt lowland heath on the fringe of Stourbridge with potential to satisfy biodiversity net gain requirements - subject to ecological assessment. The site sits in the administrative area of South Staffordshire District Council and has broad market appeal not only to private individuals for personal and potential equestrian use but also to developers/investors/speculators plus utility and other corporate companies seeking land for habitat improvement purposes given emerging legislation surrounding development sites and the requirement biodiversity net gain plus other green offsetting measures!

All enquiries to STOURPORT OFFICE 01299 822060

THIS PROPERTY IS FOR SALE BY WEST MIDLANDS PROPERTY AUCTION POWERED BY IAM-SOLD LTD

PRICE: STARTING BID £200,000

www.phippsandpritchard.co.uk



**Kidderminster
01562 822244**

**Stourport-on-Severn
01299 822060**

**Lettings
01562 861886**

View all our properties on the web.... www.phippsandpritchard.co.uk

PHIPPS & PRITCHARD WITH MCCARTNEYS is the trading name of McCartneys LLP which is a limited Liability Partnership · Registered in England & Wales, Number: OC310186

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire. SY8 4AA
Regulated by RICS

PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



INTRODUCTION - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

DESCRIPTION - Here is a large piece of amenity land, having a semi-rural yet highly accessible roadside location at Iverley ; a location on the edge of Stourbridge. The land has a registered title under SF450022 and extends to 8.86 acres with the benefit of two established vehicular access points from Norton Road and County Lane respectively. Please see the Promap for identification

BACKGROUND - The land has been within the ownership of the same family since 1948. All of the land is within the confirmed Greenbelt and also entirely within the administrative area of South Staffordshire District Council (SSDC) . It is also very close to two other Local Authority areas. County Lane is the boundary between SSDC and Dudley MBC, and the boundary just north of Common Farm is the boundary between SSDC and Wyre Forest District Council.

The land was included in the SSDC2018 SHELAA (which is the Land Availability assessment) but it was classed as “Not suitable

for development” due to being “disassociated from any village development boundary”. The land was used for sand and gravel extraction from around 1948 to 1965. From 1965 to around 1980, the site was licensed for the depositing of inert landfill and top soil from construction sites elsewhere in the area. This was controlled exclusively by the former family company of the sellers. The landfill licence expired in 1994. From then, until now, the site has lain dormant with no use. Given the passage of some 27 years since 1994, and there being no active use of the site for agriculture, we consider that the landfill use has been ‘abandoned’ from a planning context. As such, the site has a “Nil Use” and express planning consent will be needed for any use, such as agriculture or forestry.

What are the options for future use?

* **Biodiversity/Habitat Improvement.** Under both current legislation and, more importantly under The Environment Bill which is currently before Parliament, developers will need to show that their proposals (for new housing, factories, offices etc.) lead to a net gain in the ‘biodiversity’ of the area. The Bill requires most development sites to achieve a 10% increase in on-site biodiversity but in the real world this will not always be possible. In such cases, it can then be an option for a developer to satisfy the requisite net biodiversity gain by funding habitat improvement on another site, but usually within the same Planning Authority area; in this case South Staffs DC. The key point is that while the theory may be straightforward, actually finding suitable land for green offset might not be! That is also especially true for larger blocks of land such as this and therefore here is a special opportunity. We also believe that the underlying geology of this part of the District make it likely that lowland heath restoration would be preferable to woodland carbon offset.

SSDC have commenced public consultation on the review of their Local Plan. The publicly available supporting document is titled Local Plan Preferred Options November 2021. The consultation runs for 6 weeks from Monday 1 November until 5pm Monday 13 December 2021. It can be seen that there is clear synergy with the Environment Bill given policy reference 'NB2 - Biodiversity' which can be found on page 84. Please contact our Stourport Office to request a copy of alternatively a direct link can be accessed at www.sstaffs.gov.uk

* **Horsiculture use, subject to planning consent.** Namely as paddock land for the keeping of recreational horses.

* **The keeping of livestock, subject to planning consent.**

* **Speculation for the sale of smaller pieces to neighbouring owners** - Some 23 neighbouring land and property owners directly adjoin the site. Therefore, an entrepreneurial new owner of this site might be able to 'do business' by way of strategically selling or renting the land in smaller pieces to existing neighbouring owners who might therefore assign special marriage value. These changes might require planning consent.

* **Simple recreational use as private amenity land, subject to planning consent.**

AGENTS COMMENTS - This is an opportunity that will appeal strongly to investors and speculators possibly even to simply just land bank. Given the continued national and global focus on sustainably, it is highly likely that general demand for blocks of land such as this will only go one way. Why? Scarce supply and - highly likely - greatly increased awareness, as developers and corporate companies become more educated insofar as emerging new planning legislation. Importantly, it should also be said that an ecology survey will needed and reviewed by the District Council before the full potential for biodiversity net gain can be explored and agreed. Notwithstanding its potential, the land is also being sold totally 'clean' and so in other words without any overage/clawback provision should a lucky new owner ever be able to enhance value in the future.

ACCESS/VIEWING - Prospective buyers wishing to view should do so **ONLY IN DAYLIGHT HOURS AND ENTIRELY AT THEIR OWN RISK.** Please can viewers also notify our office beforehand on 01299 822060 or email: stourport@phippsandpritchard.co.uk

PLANNING - The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or become to be in force, and subject to any road widening or improvement schemes, land charges and statutory provisions or bylaws without any obligation on the vendors to specify them. Our clients are not aware of any tree preservation orders.

BOUNDARIES - The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof. The included plan is for identification purposes only and therefore should not be considered a contract plan.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY – The land is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared and whether mentioned in these particulars or not. As far as we are aware, the land is fully private, in that, there are no rights for others. The public footpath 'Kinver 30' is very close to the south but is outside the boundary.

OVERAGE PROVISION - There is no overage at all! Please also see Agents comments.

LOCAL AUTHORITY - South Staffordshire Council, Wolverhampton Road, Codsall, Wolverhampton, WV8 1PX. Tel - 01902 696000. Email - info@sstaffs.gov.uk

AGENTS NOTES: -

1. The included plan is provided for Identification Purposes only. It is intended to show the general position, not the exact line, of the boundaries and may be subject to distortions in scale.
2. The complete entirety of the land is within the confirmed Greenbelt.

3. Any potential use for biodiversity purposes would first require an ecological assessment..

4. These particulars are prepared in good faith and in the spirit of trying to be helpful and informative. However our comments do not constitute advice in any way. Prospective purchasers should therefore make their own detailed enquiries in respect of all planning / access / services / licences / leases / building regulations / valuation matters, etc. and we, as Agents, give no guarantee, or warranty, whatsoever. The vendors Solicitor will be preparing an auction contract pack and prospective purchasers are advised to read this and consult their own advisor before bidding.

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact our Survey Department on 01584 813766 for further information.

TENURE: Freehold with vacant possession.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact our Survey Department on 01584 813766 for further information.

Find us on the following websites:
www.phippsandpritchard.co.uk
www.rightmove.co.uk

OFFICE REF: NM.JR.PSP08579/21.207.191121