

LAND WITH DEVELOPMENT POTENTIAL APPROX 0.72 ACRES

**AT LOWE LANE, WOLVERLEY, KIDDERMINSTER,
WORCESTERSHIRE, DY11 5QR**



Approx. 0.72 Acres (0.29 Hectares) of land with future development potential.

FOR SALE BY PRIVATE TREATY
(on unconditional terms)

GUIDE PRICE: £125,000

Viewing: By appointment with the selling agents – 01299 896 968
Please ask for Nick Jethwa MRICS

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Approximate Distances (miles):

Kidderminster 2 * Stourbridge 9 * Junction 3 M5 Motorway 12 * Bridgnorth 12 ½

SITUATION AND DIRECTIONS

The land is best approached off the B1489 which connects Wolverley with the A442 Bridgnorth Road. Turning into Lowe Lane the land is located after approximately 500 metres (at the break in the housing), on the left hand side. Site and location plans are incorporated within these sales particulars.

DESCRIPTION

G Herbert Banks LLP is pleased to be able to offer this well located parcel of land to the market, located on the outskirts of the popular village of Wolverley. The land fronts directly onto the Highway and is currently laid to grass being mainly level, but with a gentle slope.

TOWN & COUNTRY PLANNING

In the revised local plan, covering a period up to 2036, the site is designated as a 'Reserved Housing Site in the Green Belt' under policy SP.8. Any development of this site will be subject to consideration through a full or partial review of this Local Plan or through a neighbourhood plan process. In the interim period, proposals for development will be assessed against the green belt policies of the development plan. An ecological appraisal of the site will also be required where necessary to demonstrate no nett loss of biodiversity.

If the Council is unable to meet the NPPF requirement of being able to demonstrate a five year supply of land for housing or where the housing delivery test indicates that housing delivery was substantially below the housing requirement over the previous three years, then sites allocated as 'Reserved Housing Sites' within the adopted Local Plan, will be considered for development if the applicant can demonstrate why the site should be released in advance of other allocated sites within this plan or prior to the completion of any future Local Plan review, including consideration of the harm that might arise by its early release and submission of Very Special Circumstances.

OVERAGE/UPLIFT CLAUSE

The land will be sold subject to an uplift/overage provision. The Vendor will be entitled to 50% of any uplift in value arising from development for a period of 25 years from the completion of the sale. The definition of development will include change of use, as well as permitted development and will include all of the land within the red line sale boundary.

SERVICES

There are no services currently connected to the land.

TENURE & POSSESSION

The land is Freehold and vacant possession will be given on completion.

LOCAL AUTHORITY

Wyre Forest District Council Tel: 01562 732 928

VIEWINGS

By appointment through selling agents 01299 896 968
Contact: Josh Philips and Nick Jethwa MRICS

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The land is accessed directly off the Public Highway.

The selling agent is also not aware of any further private or public rights of way or easements affecting the land.

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

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.

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 produced in September 2022.

AGENTS DECLARATION

We wish to inform you that a partner at G Herbert Banks is a connected party to a trustee dealing with this sale.

WHAT THREE WORDS LOCATION for gateway -
alive.steep.scale

